Salthouse Road Clevedon BS21 7TR | **£245,000**

marktempler
RESIDENTIAL SALES

Property Type
Flat

How Big
667.37 sq ft

Bedrooms
2

Reception Rooms
1

Bathrooms
1

Warmth
Electric Heating

Parking
Single Garage

Outside
Communal Garden

EPC Rating
D

Council Tax Band
B

Construction
Standard

Tenure
Leasehold

Enjoying a superb top-floor position within this sought-after development, this spacious apartment combines generous accommodation with wonderful views across Clevedon and the Marine Lake. The property has been thoughtfully updated, including a newly refurbished shower room and new carpets throughout, creating a comfortable home that is ready to move into.

The entrance hall provides access to the main accommodation and includes useful built-in storage. The excellent-sized living room is bright and welcoming, with lovely views across the Marine Lake, making it a particularly enjoyable space for relaxing or entertaining.

The separate kitchen also benefits from views over the Marine Lake and has a modern appearance, with matching wall and floor units and integrated appliances including an oven, hob and fridge/freezer. There is additional space for freestanding appliances, including a washing machine and dishwasher.

There are two double bedrooms, both benefiting from built-in storage. The larger principal bedroom offers particularly generous proportions and additional built-in storage, while the second bedroom provides a comfortable double room with useful storage.

The recently renovated shower room is a standout feature, fitted with a large walk-in shower, WC and wall-mounted wash hand basin with vanity storage. A heated towel rail and newly updated flooring complete the contemporary finish.

Residents benefit from a well-maintained communal entrance with both lift and stair access. Outside, there are landscaped communal gardens with seating areas and attractive planting, creating pleasant spaces to enjoy. The property also benefits from a single garage.

Ideally positioned for enjoying Clevedon's beautiful coastline, the property is close to Marine Lake and the seafront, with scenic walks and local amenities nearby. Transport links, supermarkets and the town centre are also within easy reach.

“A beautifully updated top-floor apartment combining spacious accommodation with exceptional views across Marine Lake.”

HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £24 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there’s no obligation to use these services.

Material Information

UTILITIES
Mains electric, water and drainage.

BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.
Mobile coverage is good outdoor and variable in-home. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

LEASE INFORMATION
999 year lease from 29.06.1973
Service Charge = £2,230 pa
Ground Rent = £15 pa
The lease does not permit pets
The lease does not permit letting

This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.

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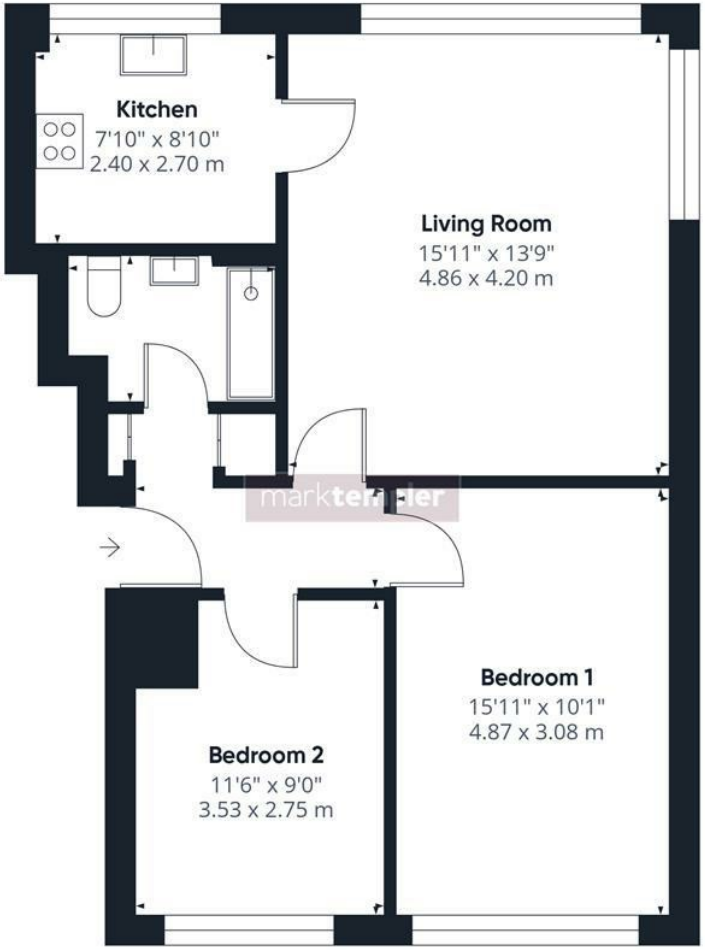

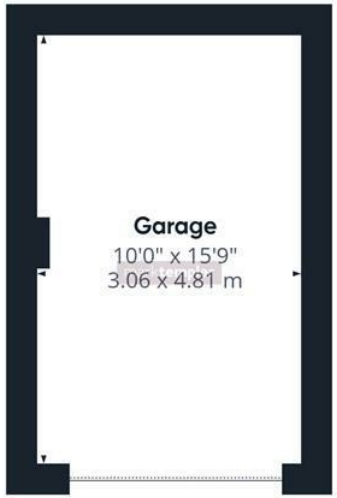

The Property Ombudsman

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