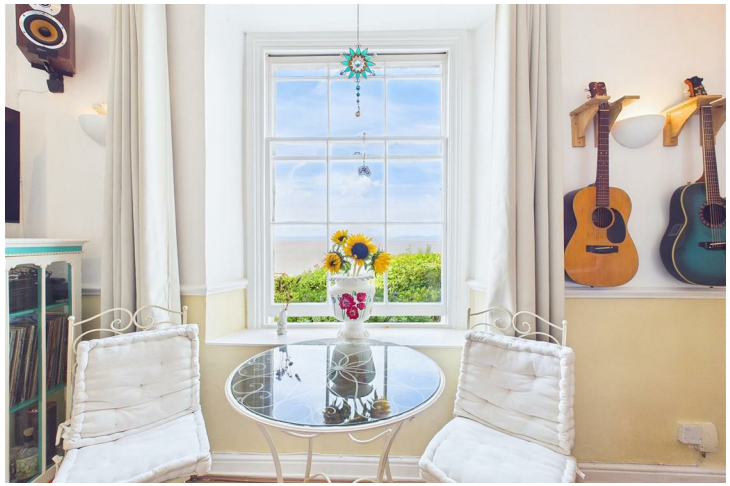
Wellington Terrace Clevedon BS21 7PS | **£269,950**

marktempler
RESIDENTIAL SALES









Property Type
Apartment

How Big
581.00 sq ft

Bedrooms
2

Reception Rooms
1

Bathrooms
2

Warmth
Gas central heating

Parking
Residents parking

Outside
Communal

EPC Rating
D

Council Tax Band
B

Construction
Standard

Tenure
Leasehold - Share of Freehold

Standing proudly along Wellington Terrace, this impressive Grade II listed building occupies an enviable position overlooking the Bristol Channel, with uninterrupted coastal views providing a spectacular backdrop. Flat 2 is a rather special two-bedroom apartment arranged over two levels, combining period character with a contemporary finish and beautifully considered living spaces.

Entering through the communal entrance, the apartment opens into a central hall. To the rear is an elegant open-plan living and dining space, where a large sash window perfectly frames the wonderful views across the Channel. The modern fitted kitchen is positioned at the far end, creating a sociable layout ideal for entertaining. To the front is a generous double bedroom with built-in storage, accompanied by a charming bathroom featuring a freestanding roll-top bath. A second double bedroom is located on the lower level, together with its own en-suite shower room, providing an ideal private space for guests or family members.

The property is complemented by attractive communal grounds wrapping around the building, with a limited number of residents' parking spaces to the rear. A gate leads from here to steps descending into the principal communal gardens, where a series of terraces and lawns make the most of the outstanding coastal outlook.

With Hill Road, Clevedon seafront and Ladye Bay all just moments away, the location combines everyday convenience with a wonderful coastal lifestyle. Whether enjoyed as a permanent home, weekend retreat or investment, Flat 2 offers an exceptional opportunity.





“A distinctive period apartment with spectacular coastal views and an enviable Clevedon location.”





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.

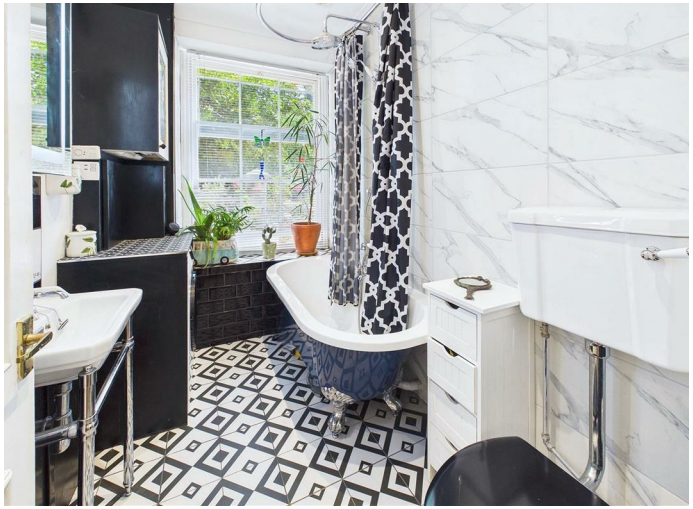
Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

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, gas, water and drainage.

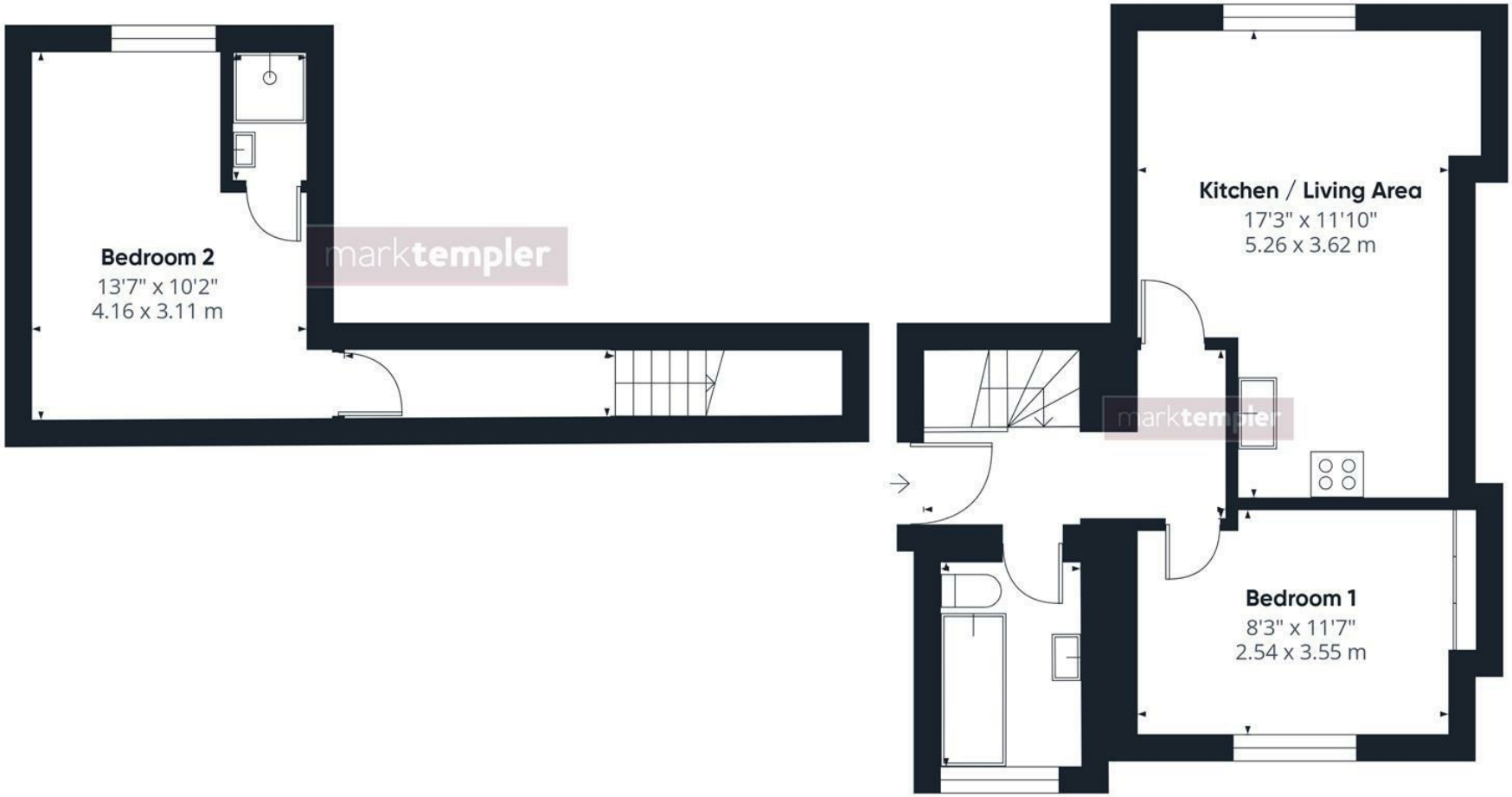
BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.
Mobile coverage is good outdoor. Subject to your network.

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 25.03.1981
Service Charge = £1,500 pa
The lease permits pets
The lease permits letting
Holiday lets/Air BNB – We are unable to confirm whether the lease allows for holiday lets or Air BNB. Please advise us if you are interested in the property for this purpose and we will do our best to advise prior to arranging a viewing.
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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