50 Old Church Road Clevedon BS21 6NW

£205,000

marktempler
RESIDENTIAL SALES









Property Type
Flat

How Big
564.00 sq ft

Bedrooms
1

Reception Rooms
1

Bathrooms
1

Warmth
Gas Central Heating

Parking
Allocated Space

Outside
Balcony

EPC Rating
C

Council Tax Band
A

Construction
Standard

Tenure
Leasehold

Occupying a superb top floor position within the contemporary Waverley House development, this beautifully presented one bedroom apartment offers stylish, low-maintenance living in the very heart of Clevedon. Converted in 2021, the development has been thoughtfully designed with modern lifestyles in mind, benefiting from lift access to all floors, allocated parking and a secure residents' bike store. Apartment 17 enjoys a particularly desirable position at the front of the building, taking full advantage of an elevated outlook across Clevedon's attractive hillside towards St John's Church.

The accommodation is both well-planned and beautifully finished throughout. A welcoming entrance hall leads into the bright and spacious open plan living area, where large windows and double doors allow natural light to flood the room. The contemporary kitchen is fitted with sleek quartz worktops and a range of integrated appliances, creating a stylish and practical space for both everyday living and entertaining. Double doors open directly onto the private balcony, providing the perfect place to enjoy a morning coffee or unwind while taking in the view. The double bedroom benefits from built-in wardrobes, while the modern shower room is finished to a high standard with quality fittings and a clean, contemporary design.

Outside, residents enjoy the convenience of an allocated parking space together with access to a secure communal bike store. The apartment's central position places Clevedon's excellent selection of independent shops, cafés, restaurants and everyday amenities quite literally on the doorstep, while the picturesque seafront, Victorian Pier and Marine Lake are all within easy walking distance. Excellent road links also provide straightforward access to Bristol and the M5.

Offered for sale with no onward chain, this superb apartment presents an excellent opportunity for first-time buyers, professionals, downsizers or investors.





"Modern, low-maintenance living with elevated views, a private balcony and every convenience of central Clevedon on your doorstep."





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 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
250 year lease from 01/01/2020
Service Charge = paid every six months: £1,160.10 (£2,320.20 per year)
Ground Rent = £250 pa
The lease permits pets with management consent
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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