Princes Road Clevedon BS21 7ST | **£167,500**

marktempler
RESIDENTIAL SALES









Property Type
Apartment

How Big
515.00 sq ft

Bedrooms
1

Reception Rooms
1

Bathrooms
1

Warmth
Gas Central Heating

Parking
Allocated Space

Outside
Communal Garden

EPC Rating
D

Council Tax Band
A

Construction
Standard

Tenure
Leasehold

Set on an upper floor of the impressive Victorian Claredge House, this well-presented one-bedroom apartment enjoys far-reaching views towards the Mendip Hills and is perfectly positioned in the heart of sought-after Mid-Clevedon. Combining light-filled accommodation with practical living, allocated parking and attractive communal gardens, the property is offered to the market with no onward chain, making it an excellent opportunity for first-time buyers, downsizers or investors alike.

A welcoming entrance hall provides access to all rooms and benefits from several useful storage cupboards. The bright open-plan kitchen and living area is the heart of the home, with Velux windows framing the delightful outlook across the surrounding area towards the Mendip Hills. The generous double bedroom offers comfortable accommodation, while the contemporary shower room completes the well-planned layout.

Residents enjoy allocated parking to the rear of the building, additional visitor parking to the front, and maintained communal gardens, providing pleasant outdoor spaces to relax and unwind.

Situated along Princes Road, the apartment is ideally placed for enjoying everything Clevedon has to offer. Hill Road's independent cafés, restaurants and boutiques are just a short stroll away, while the picturesque seafront, promenade and coastal walks are all within easy reach. Excellent transport links also make commuting straightforward.





"A bright Victorian apartment with far-reaching views, allocated parking and an enviable Mid-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.

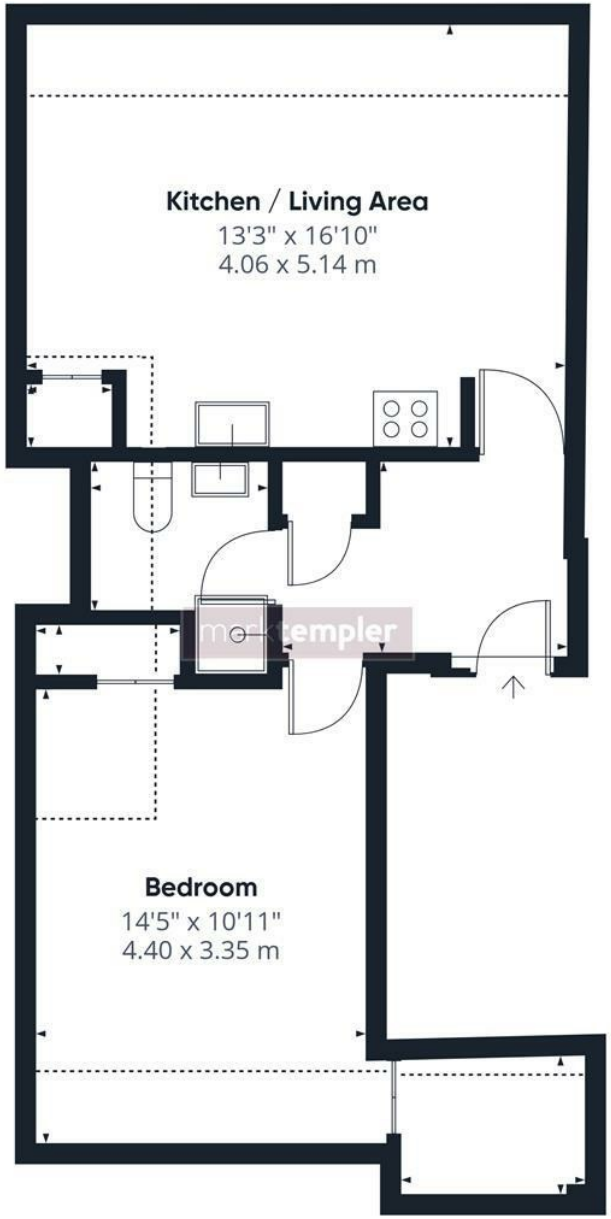
BROADBAND AND MOBILE COVERAGE
Superfast broadband available with highest available download speed 80 Mbps and highest available upload speed 20 Mbps.
You may be able to obtain broadband service from fixed wireless access providers covering this area – EE
Mobile coverage is good outdoor and in-home. Subject 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 01.04.2002
Service Charge = £75.03pcm or £900.36pa
Ground Rent = peppercorn
The lease permits pets = Ask agent
The lease permits letting = Yes
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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