

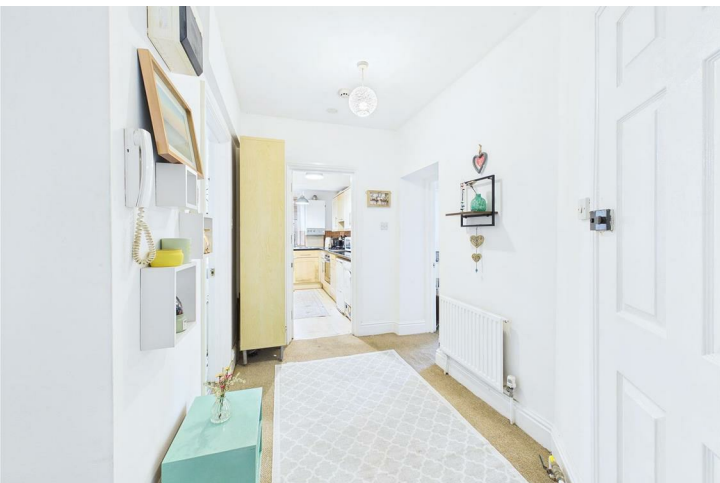
Princes Road Clevedon BS21 7NQ

£180,000

marktempler

RESIDENTIAL SALES





Property Type

Flat



How Big

689.00 sq ft



Bedrooms

1



Reception Rooms

1



Bathrooms

1



Warmth

Gas Central Heating



Parking

Parking to Rear



Outside

Communal Garden



EPC Rating

D



Council Tax Band

A



Construction

Standard



Tenure

Leasehold

Set within a convenient position on Princes Road, this spacious one-bedroom basement apartment offers well-proportioned accommodation, a versatile additional room and access to attractive communal gardens. Ideally suited to first-time buyers, downsizers or investors alike, the property enjoys easy access to Clevedon's amenities, seafront and transport links.

The accommodation is entered via an entrance hallway which provides access to the principal rooms. The generous living room offers ample space for both sitting and dining areas, creating a comfortable and welcoming environment for everyday living. The kitchen is fitted to provide practical workspace and storage, while the bathroom comprises a bath with shower over, wash hand basin, low-level WC and a window providing natural light and ventilation.

The bedroom is a good-sized double room and benefits from access to an adjoining internal room, which was formerly incorporated into the bedroom. Although windowless, this additional space offers flexibility and could be utilised as a study, dressing room, hobby room or useful storage area depending on individual requirements.

Externally, residents can enjoy the communal gardens which are laid out with mature shrubs and established planting, together with seating areas that provide an attractive space to relax outdoors. Parking is available within the communal parking area, with provision for one vehicle per flat on an unallocated basis. Additional parking can also be found to the front of the property.

Princes Road is well placed for access to Clevedon's vibrant town centre, picturesque seafront and promenade, along with a range of independent shops, cafés and everyday amenities. The nearby M5 motorway network also provides excellent commuter links to Bristol and beyond.

Offering spacious accommodation, flexible living space, this apartment represents an excellent opportunity to acquire a well-positioned home in Clevedon.



"A surprisingly spacious home with flexible accommodation, communal gardens and excellent access to Clevedon's amenities."



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 1800 Mbps and highest available upload speed 1000 Mbps.

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 01.01.2002

Ground Rent: £0

Service Charge: £160 per month (£1920.00 per annum, reviewed annually)

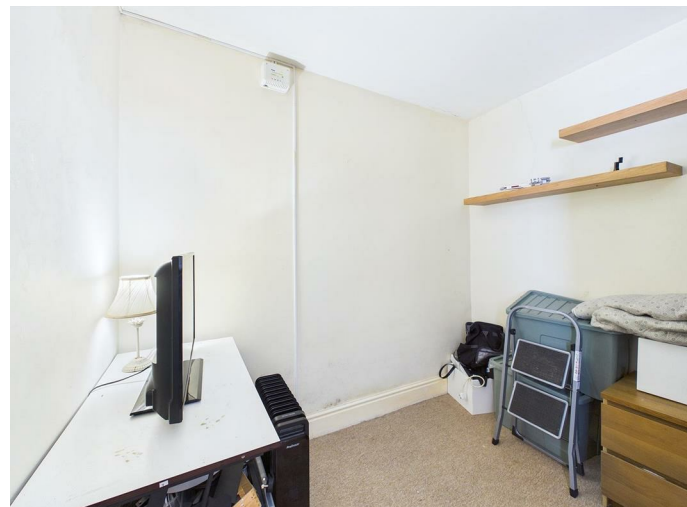
The freehold is owned by Park View Management, with Stephen & Co Block Management responsible for the day-to-day management of the building. The vendor has confirmed there are currently no outstanding major works.

The lease does not specifically mention pets; however, pets are understood to be permitted subject to prior approval from the management company.

The lease permits letting

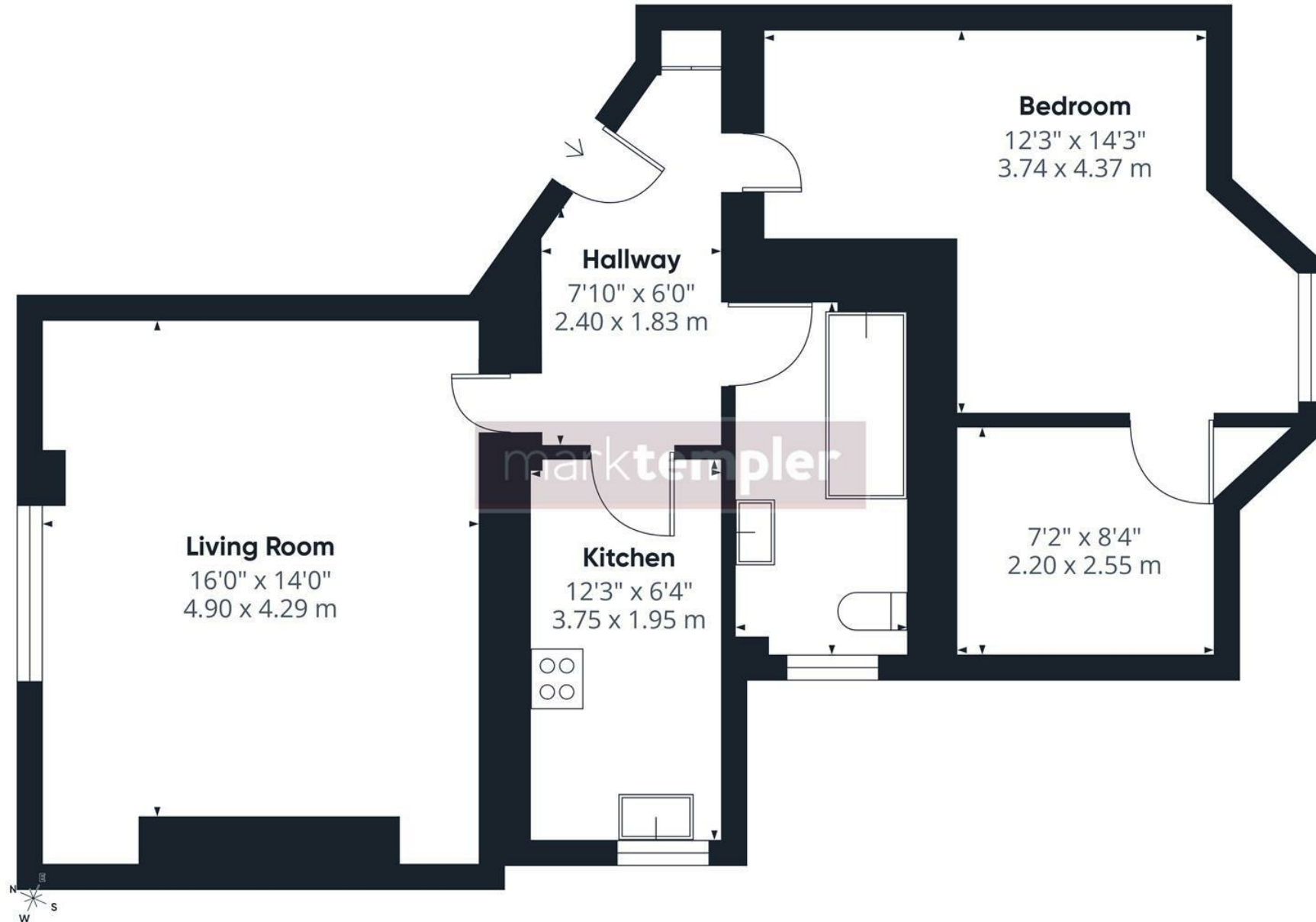
Holiday lets/Air BNB – We are unable to confirm whether the lease allows for holiday lets or Air BNB. Please advise us if you are interested in the property for this purpose and we will do our best to advise prior to arranging a viewing.

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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Mark Templer Residential Sales and any joint agents wish to make the following clear: (i) They have no authority to make or give representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances, or measurements provided are approximate. The text, photographs, and plans are for guidance purposes only and may not be comprehensive. It should not be assumed that the property has all required planning permissions, building regulations, or other consents. Mark Templer has not tested any services, equipment, or facilities. Purchasers are advised to satisfy themselves through inspection or other means. (iii) In accordance with the Consumer Protection from Unfair Trading Regulations, please note that the working condition of services or kitchen appliances has not been verified by the agents. However, at the time of preparing these particulars, we were informed that all were in working order. Any items described within these property details are not automatically included within any sale and would need to be confirmed with the seller.