

Elton Road Clevedon BS21 7RF

£425,000

marktempler

RESIDENTIAL SALES





Property Type
Apartment



How Big
679.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
2



Warmth
Gas Central Heating



Parking
Two Spaces



Outside
Balcony & Courtyard



EPC Rating
D



Council Tax Band
B



Construction
Standard



Tenure
Leasehold - Share of Freehold

Forming part of The Hamptons, an exclusive collection of recently converted apartments, this outstanding hall floor home is finished to an excellent standard, with quality fittings throughout, and occupies a prime position just yards from Clevedon seafront.

The apartment offers bright, open-plan living, centred around a beautifully designed kitchen with solid worktops, integrated appliances and generous storage, seamlessly flowing into the sitting area. A bay window with feature shutters frames an attractive outlook over woodland, with glimpses towards the seafront, creating a light and inviting space.

There are two well-proportioned double bedrooms, including a superb principal bedroom with doors opening onto a private balcony. From here, an external spiral staircase leads down to a courtyard garden, providing a unique and highly appealing outdoor area. The apartment is further enhanced by two stylish shower rooms, one of which is en suite, along with a useful utility cupboard with plumbing for a washing machine.

Additional benefits include two allocated parking spaces, positioned to the front and rear, adding to the overall convenience of this highly desirable home.

Clevedon is a thriving seaside town overlooking the Bristol Channel, known for its elegant Victorian architecture, independent shops, vibrant cafés and restaurants, and the iconic Clevedon Pier, while also offering excellent transport links to Bristol.



'An elegant two-bedroom apartment moments from Clevedon Seafront, featuring contemporary open-plan living, stylish kitchen, balcony access, luxury finishes, and allocated parking'.



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £12 (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.
Communal Solar Panels.

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 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.

LEASEHOLD INFORMATION

999 year lease from 01.01.2023

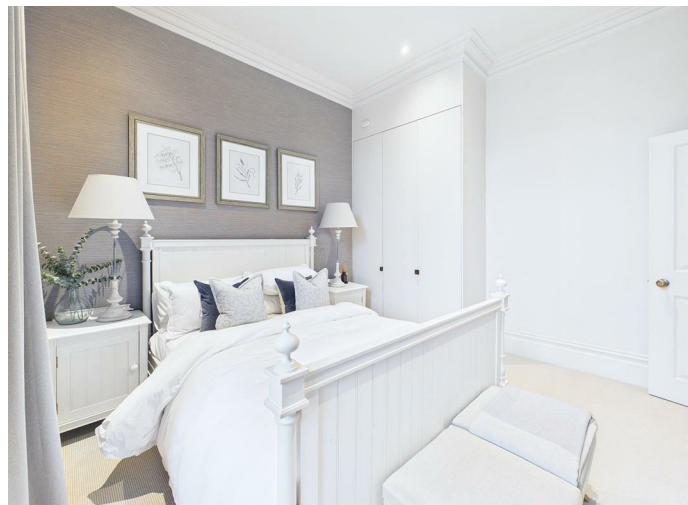
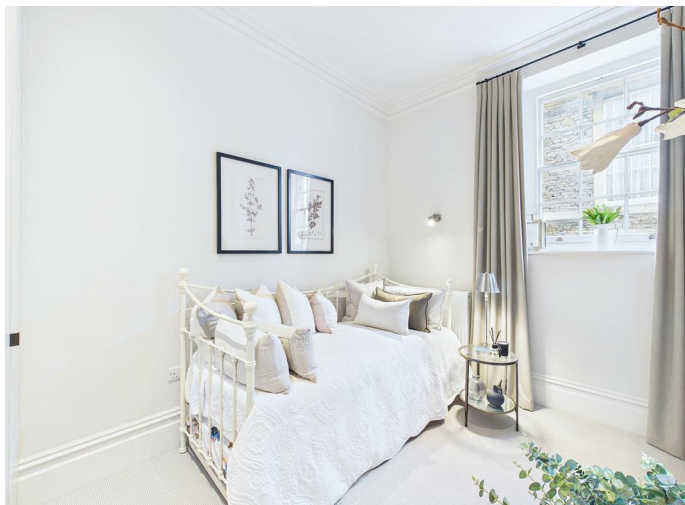
Service Charge = £1,884 pa

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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