

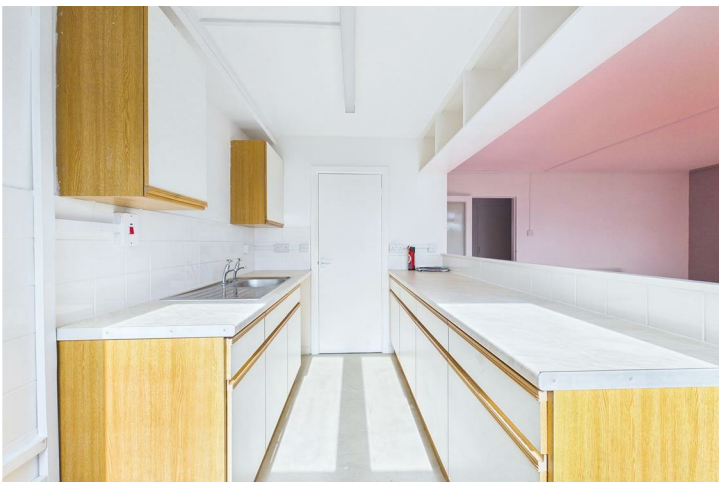
Western Court Clevedon BS21 7NJ

£127,500

marktempler

RESIDENTIAL SALES





Property Type

Flat



How Big

602.00 sq ft



Bedrooms

2



Reception Rooms

1



Bathrooms

1



Warmth

Electric



Parking

Allocated Space



Outside

Communal



EPC Rating

E



Council Tax Band

A



Construction

Standard



Tenure

Leasehold

A spacious and well-proportioned two-bedroom flat positioned within Western Court on Chapel Hill, Flat 48 offers an excellent opportunity for first-time buyers, downsizers or investors and is offered to the market with no onward chain. While the property would benefit from some modernisation, it provides a great opportunity to create a comfortable and contemporary home in a highly convenient central location. The building benefits from lift access within the communal hallways, while the flat itself enjoys pleasant views across the well-maintained communal gardens. Clevedon Town Centre, Hill Road and the seafront are all within easy reach.

The accommodation is approached via a welcoming entrance hallway with useful built-in storage cupboards and access to all principal rooms. The living room is light and airy and opens directly into the kitchen, creating a sociable and practical living space. Both areas enjoy views over the communal grounds, adding to the peaceful feel. There are two well-proportioned double bedrooms and a family bathroom, providing comfortable and versatile accommodation throughout.

Outside, the property benefits from allocated parking, together with additional communal visitor parking. The surrounding communal grounds are well maintained, with established gardens and seating areas providing an attractive setting for residents to enjoy.

The location is a particular highlight, with Clevedon Town Centre, Hill Road and the seafront all within convenient reach. A range of independent shops, cafés, restaurants and everyday amenities can be found nearby, while the seafront and coastal walks provide an opportunity to enjoy Clevedon's popular coastline. With its generous proportions, convenient position and scope for modernisation, Flat 48 represents an appealing opportunity for those looking to make their own mark on a property in a well-established development.



“Perfectly placed for convenient Clevedon living.”



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, water and drainage.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

Mobile coverage is good outdoor and in the 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

New 999 year lease

Service charge £170.93 pcm

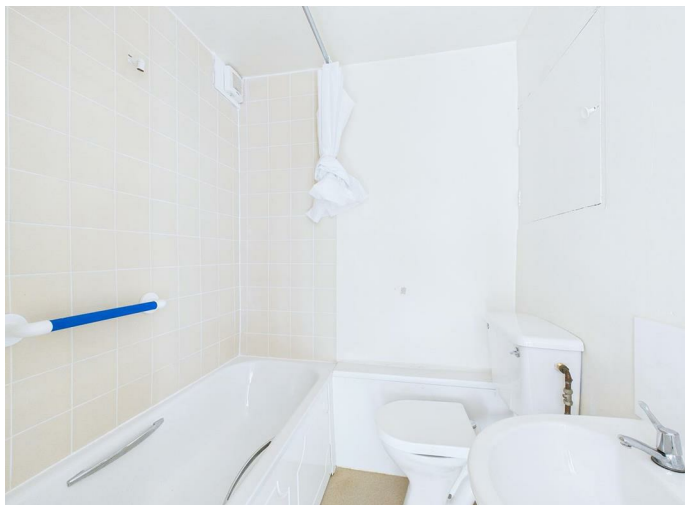
Ground rent £0

The lease does not permit pets

The lease permits letting

Holiday lets/Air BNB – Not permitted

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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