

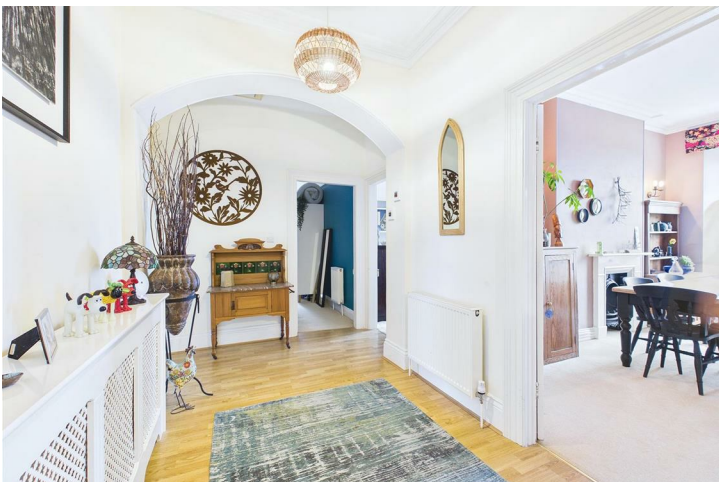
Elton Road Clevedon BS21 7RF

£475,000

marktempler

RESIDENTIAL SALES





Property Type
Apartment



How Big
1478.00 sq ft



Bedrooms
3



Reception Rooms
2



Bathrooms
2



Warmth
Gas Central Heating



Parking
Allocated & EV
Charger



Outside
None



EPC Rating
D



Council Tax Band
D



Construction
Standard



Tenure
Leasehold

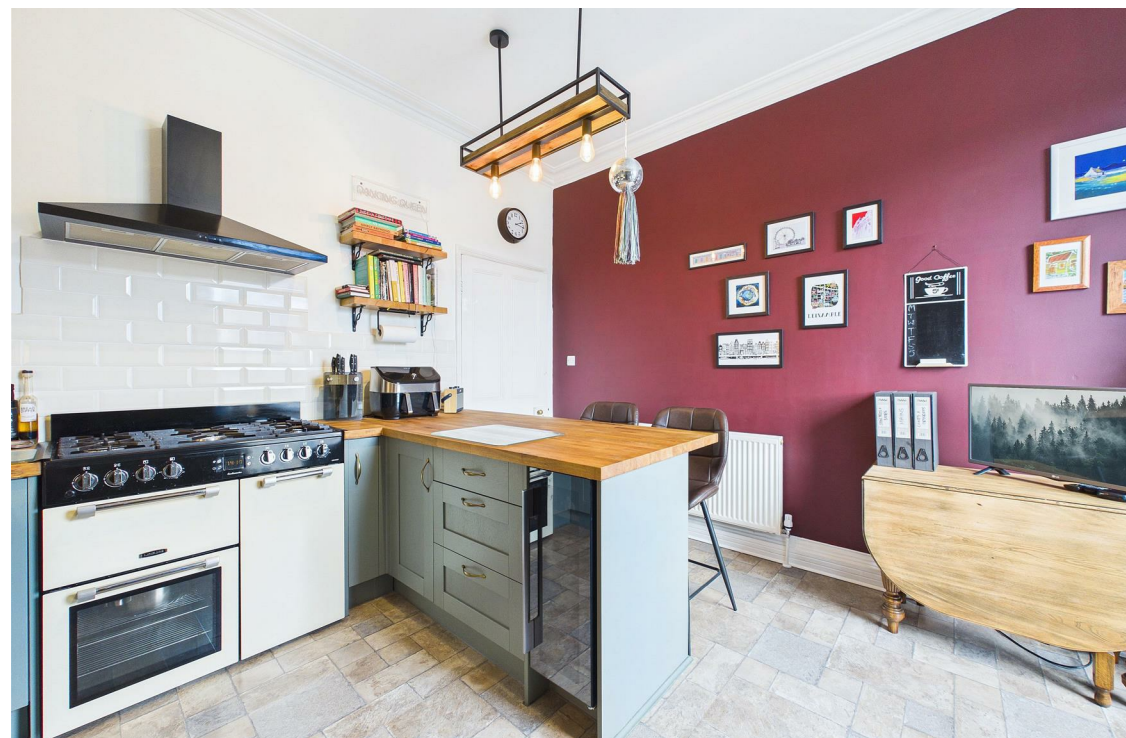
Hallam House is an imposing Victorian property occupying a prominent position along Elton Road, now divided into a number of individual homes, including this truly special top-floor apartment. Offering some of the finest views from the building, the apartment combines the grandeur and character for which these properties are synonymous with a stylish and contemporary finish.

The apartment is accessed via a private side entrance shared with just one other property. Once through your own front door, the staircase rises to the upper floor, where a welcoming hallway provides access to all the principal rooms. To the front, the living room, dining room and principal bedroom each take full advantage of the elevated outlook, with refurbished sash windows framing far-reaching views across The Beach and towards Clevedon's iconic pier. The principal bedroom also benefits from an en-suite shower room.

There are two further double bedrooms, a useful home office, family bathroom, utility cupboard and additional storage, together with a contemporary kitchen complete with breakfast bar, range oven and integrated appliances. The accommodation is beautifully presented throughout, with modern finishes complementing the original character of the building.

Outside, the apartment benefits from an allocated parking space accessed from Elton Road, complete with an EV charging point. The position is particularly convenient, with Hill Road, The Beach, the seafront and a wide range of local amenities all within easy reach.

A rare opportunity to acquire a spacious and characterful Victorian apartment, where impressive proportions, beautifully presented interiors and exceptional views combine to create a particularly special home in one of Clevedon's most desirable locations.



“A truly special top-floor apartment with unforgettable views across Clevedon’s seafront and pier.”



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

Standard broadband available with highest available download speed 21 Mbps and highest available upload speed 1 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 24.06.1974

Service Charge = £923 pa

The lease permits pets

The lease permits letting

Holiday lets/Air BNB are 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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