Coleridge Vale Road North Clevedon BS21 6FL | £195,000

marktempler
RESIDENTIAL SALES









Property Type
Flat

How Big
527.44 sq ft

Bedrooms
1

Reception Rooms
1

Bathrooms
1

Warmth
Communal Heating

Parking
Residents Parking

Outside
Communal Garden

EPC Rating
C

Council Tax Band
B

Construction
Standard

Tenure
Leasehold

Situated within the popular Coleridge Court development, this attractive one-bedroom ground floor apartment offers modern, spacious accommodation in a friendly and welcoming environment. With a practical layout, contemporary fittings and access to a range of useful communal facilities, this delightful home provides comfortable and convenient retirement living.

The apartment offers a generous lounge/dining room, providing plenty of space for both relaxing and entertaining. A door opens directly onto the communal garden, with a small patio area immediately outside, creating a lovely spot to sit and enjoy the outdoors. Leading off the living room is a modern fitted kitchen, complete with a range of units and built-in appliances, including a washer/dryer. The spacious double bedroom benefits from a built-in double wardrobe, providing excellent storage, while the contemporary bathroom is fitted with a large shower, WC, wash hand basin and heated towel rail.

A particularly appealing feature of Coleridge Court is its wonderful community atmosphere. The centrally located communal lounge provides a welcoming space for residents to meet and socialise, with regular activities including coffee mornings and afternoon tea, book clubs and popular fish and chip nights. Further facilities include a guest suite for visiting friends and family, a communal laundry room and attractive communal gardens.

Offering a lovely balance of independent living, modern comforts and opportunities to socialise, this appealing apartment is an excellent choice for those looking to enjoy a relaxed retirement lifestyle within a welcoming community. Early viewing is highly recommended to appreciate all that this property and development have to offer.





"A lovely place to enjoy independent living, with modern comforts and a friendly community on hand."





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 with a communal boiler

BROADBAND AND MOBILE COVERAGE
Standard broadband available with highest available download speed 17 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 variable 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
125 year lease from 01.06.2008
Service charge includes water, sewage and skirting heating, communal grounds upkeep, maintenance, scheduled jobs
Pets allowed with prior consent from the management company
Lease allows you to rent out the property (subject to management company charges)
Ground rent payable twice a year of £365.50 (£731.00 pa)
Service charge £3,251.53 pa which = £270.96 pcm
Holiday lets/Air BNB – We understand that the lease does not allow for holiday lets or Air BNB.

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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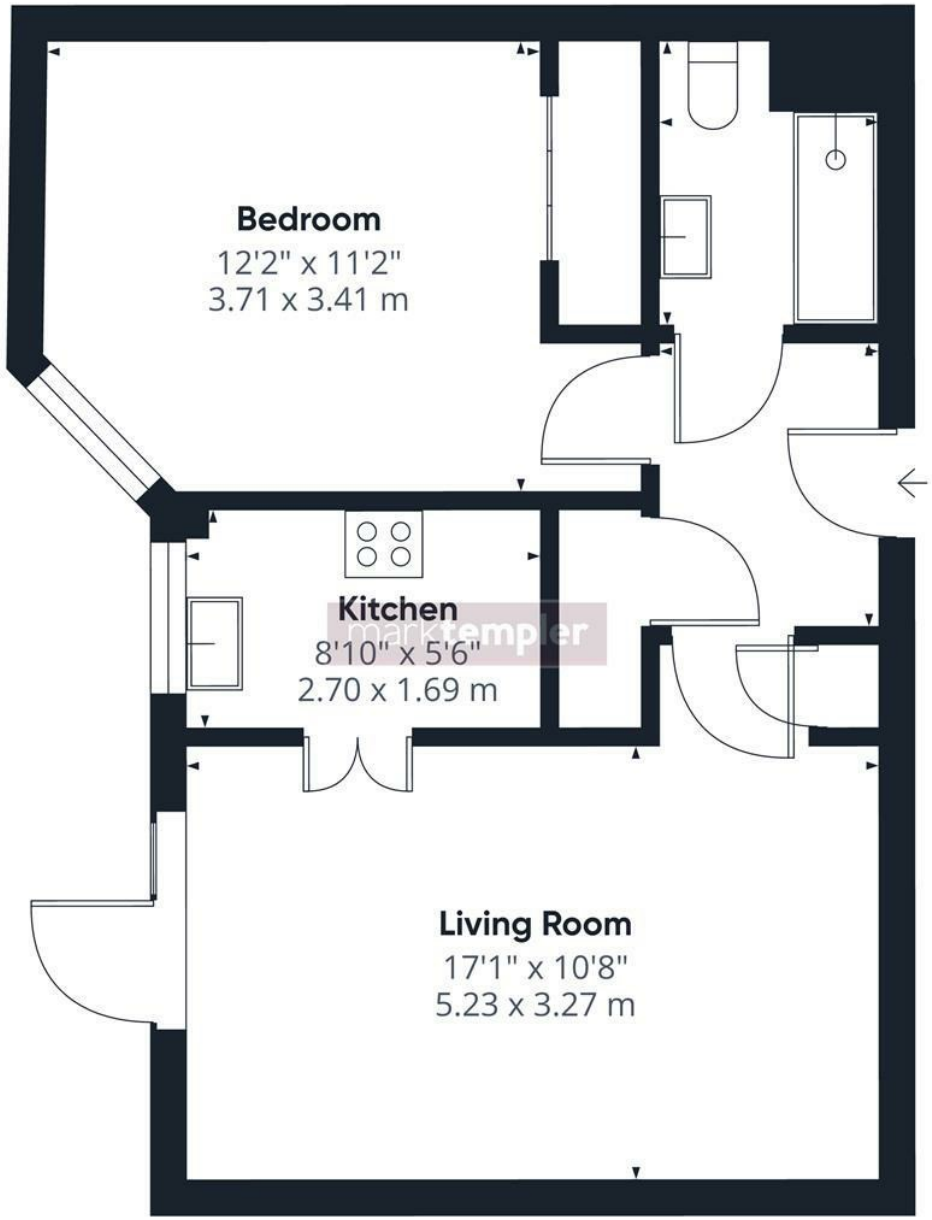

The Property Ombudsman

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