

Carice Gardens Clevedon BS21 5DG

£95,000

marktempler

RESIDENTIAL SALES





**Property Type**  
First Floor Flat



**How Big**  
246.00 sq ft



**Bedrooms**  
Studio



**Reception Rooms**  
1



**Bathrooms**  
1



**Warmth**  
Electric



**Parking**  
Allocated Space



**Outside**  
Close to Riverbank



**EPC Rating**  
C



**Council Tax Band**  
A



**Construction**  
Standard



**Tenure**  
Leasehold

Tucked away within a quiet cul-de-sac on the outskirts of Clevedon, this well-positioned first floor studio apartment offers an appealing combination of peaceful surroundings and everyday convenience. Situated adjacent to attractive riverside walks, the property enjoys a tranquil setting while remaining within easy reach of local amenities, transport connections and shopping facilities.

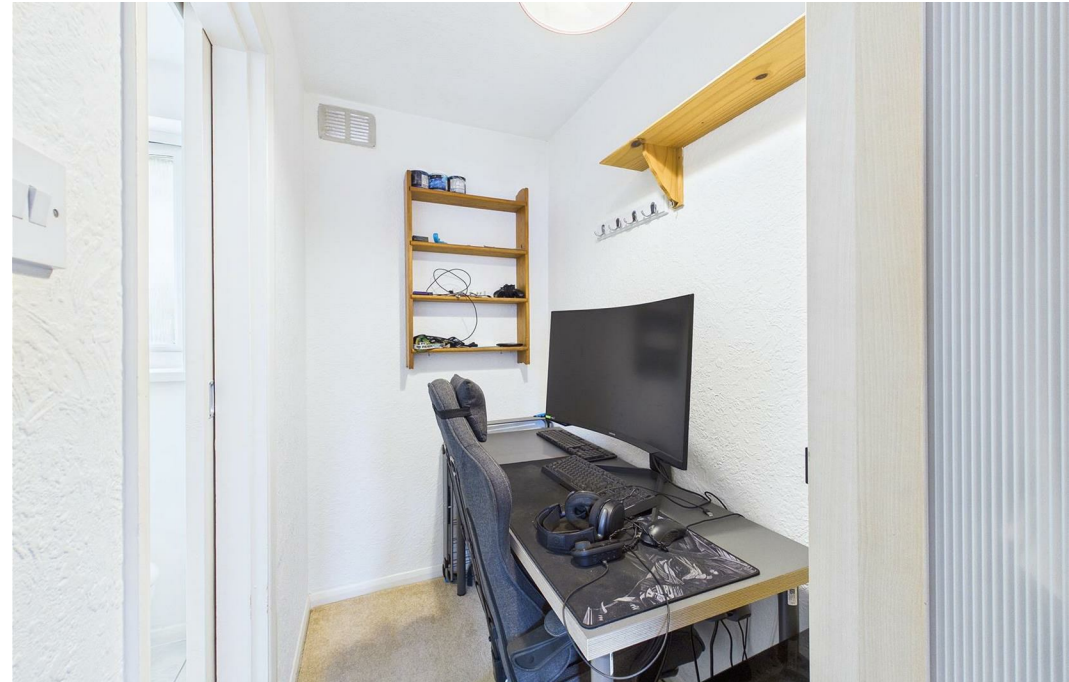
Accessed via a communal entrance hall with stairs rising to the first floor, the apartment provides a practical layout. The main studio room serves as both the living and sleeping area, offering a bright and versatile space that can be adapted to suit individual requirements. In addition, the accommodation includes a fitted kitchen, shower room and a separate dressing room, creating a greater sense of separation and functionality than is often found in studio accommodation.

Outside, the property benefits from an allocated parking space. One of the standout features is the direct access from Carice Gardens to neighbouring riverside walks, providing an excellent opportunity to enjoy the surrounding natural environment. Tesco supermarket is located nearby for day-to-day essentials, while excellent transport links make commuting and travelling straightforward.

Whether you are a first-time buyer, investor or someone seeking a low-maintenance home in a convenient location, this studio apartment presents an excellent opportunity to acquire a well-located property in a peaceful riverside setting. Combining practicality, accessibility and attractive surroundings, it offers comfortable living in a highly convenient part of Clevedon.



"A peaceful riverside position, practical living space and excellent local amenities make this an ideal first home, investment or lock-up-and-leave property."



#### 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, water and drainage.

### BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 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

125 year lease from 08.11.2021

Service charge = £40 pa plus ad hoc work as required

Insurance approx = £171 pa

Ground Rent = £100pa (£50 every 6 months)

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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