

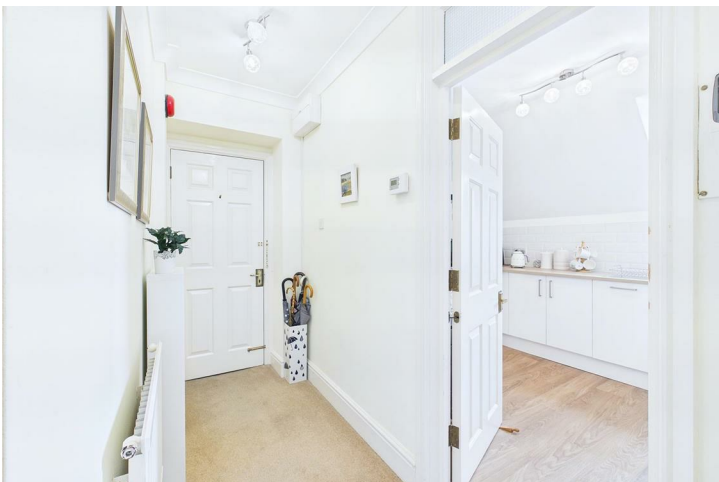
Highdale Road Clevedon BS21 7LW

£239,950

marktempler

RESIDENTIAL SALES





Property Type
Flat



How Big
613.54 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Allocated Space



Outside
None



EPC Rating
C



Council Tax Band
B



Construction
Standard



Tenure
Leasehold - Share of Freehold

Set within the impressive Claremont Hall, this attractive top-floor apartment combines the character and charm of a period building with modern, low-maintenance living. Situated in the highly regarded hillside area of Clevedon, the property enjoys a desirable position within easy reach of the ever-popular Hill Road.

The accommodation is approached via a welcoming hallway, providing access to the principal rooms. The bright and inviting living room offers a comfortable space in which to relax or entertain. The modern kitchen is well appointed with a good range of storage, providing a practical and stylish space for everyday living.

There are two well-proportioned double bedrooms, offering comfortable and flexible accommodation for residents, guests or those requiring a home office. Completing the property is a contemporary bathroom, finished to a modern standard and complementing the rest of the apartment. There is also the added benefit of private loft access which can be used for storage, and has a pull down ladder and a light.

Outside, residents benefit from an allocated parking space, together with several visitor spaces for added convenience. The apartment itself offers the advantage of top-floor living, while the surrounding period building and communal areas contribute to its character and appeal.

The location is particularly desirable, with Hill Road close by offering a selection of independent shops, cafés and everyday amenities. Clevedon's attractive seafront, Marine Lake and coastal walks are also within easy reach, providing an excellent balance of town and coastal living.

Overall, this is a beautifully presented two-bedroom apartment offering character, modern accommodation and impressive far-reaching views. With allocated parking and a sought-after hillside location, it represents an excellent opportunity for those looking for a comfortable and convenient home in Clevedon.



“A charming top-floor apartment combining period character and modern 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, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE

Superfast broadband available with highest available download speed 80 Mbps and highest available upload speed 20 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

999 year lease from 01.01.1990

Service Charge £3,000 pa

Managing agent Staddons Block management company
The freehold is shared between flat owners

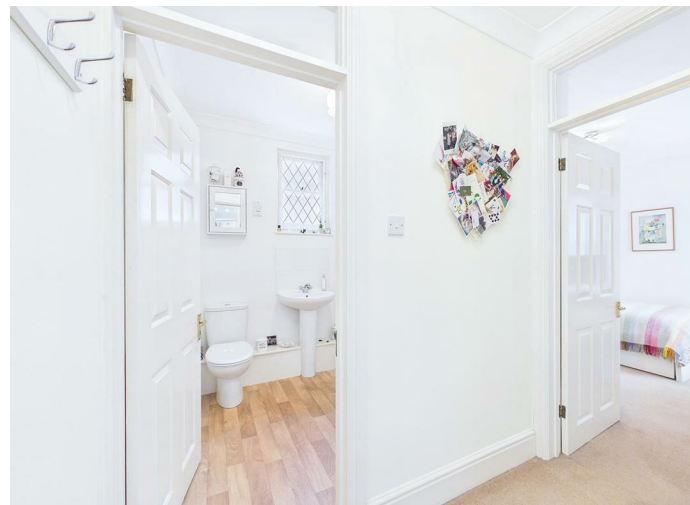
The lease permits pets

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.

Grade II Listed



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