

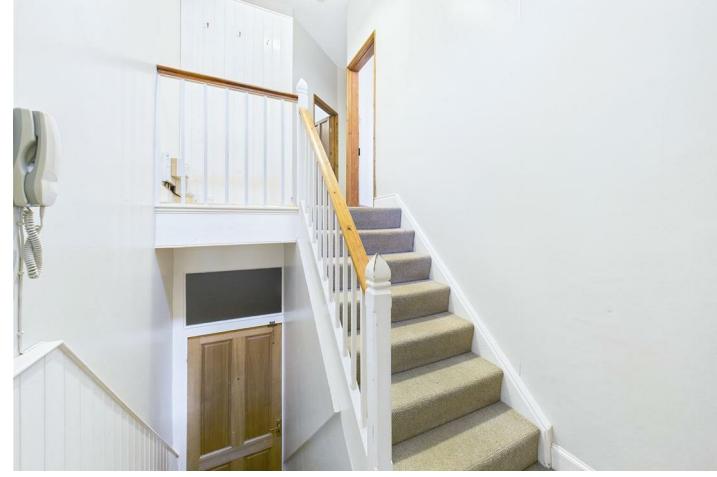
Herbert Road Clevedon BS21 7ND

£239,950

marktempler

RESIDENTIAL SALES



**Property Type**

Apartment

**How Big**

618.00 sq ft

**Bedrooms**

2

**Reception Rooms**

1

**Bathrooms**

1

**Warmth**

Gas Central Heating

**Parking**

On Street

**Outside**

None

**EPC Rating**

D

**Council Tax Band**

B

**Construction**

Standard

**Tenure**

Leasehold

Forming part of an elegant period building, this charming two-bedroom apartment offers an exciting opportunity to live in close proximity to Clevedon Seafront and the ever-popular Hill Road.

The property is accessed through a communal entrance, with the apartment itself occupying the top floor. Internally, the accommodation is arranged over a split level, with two generously sized double bedrooms positioned to the front of the property. To the rear, there is a spacious sitting/dining room, filled with natural light and featuring an attractive fireplace. The kitchen is relatively modern and provides ample storage, while the bathroom, though compact, is well appointed with a three-piece white suite.

Although the apartment does not benefit from private outdoor space, it is ideally located adjacent to a pleasant public park offering seating areas and lawn tennis courts. Additional parks and the Seafront are also within easy walking distance. On-street parking is available, with a good supply of spaces on the surrounding roads.

Herbert Road is a quiet back street just moments from a wide selection of restaurants, cafés and bars. A Sainsbury's Local is also close by, making day-to-day shopping both quick and convenient.



Ideally positioned near Clevedon seafront, Hill Road and local amenities



#### 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

### LEASE INFORMATION

Lease 999 years from 01/08/1988

Current service charge, including ground rent and building insurance £40 pcm = £480 per annum

Each flat owner owns a share of the freehold, and the property is self-managed

Lease allows pets with prior consent from the management company

Lease allows lettings with prior consent from the management company

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.

### UTILITIES

Mains electric, gas, water and drainage.

### BROADBAND AND MOBILE COVERAGE

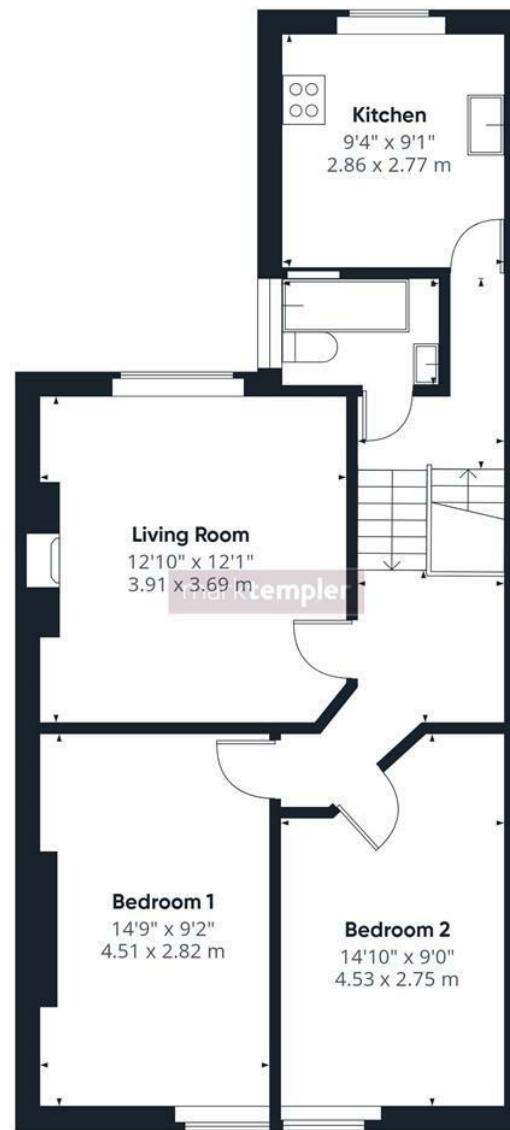
Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 1000 Mbps.

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.

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