

Castle Road Clevedon BS21 7DA

£295,000

marktempler

RESIDENTIAL SALES





**Property Type**  
Apartment



**How Big**  
1460.00 sq ft



**Bedrooms**  
2



**Reception Rooms**  
1



**Bathrooms**  
1



**Warmth**  
Gas Central Heating



**Parking**  
Garage



**Outside**  
None



**EPC Rating**  
E



**Council Tax Band**  
C



**Construction**  
Standard



**Tenure**  
Leasehold - Share of Freehold

This substantial top-floor apartment is perfectly situated in the picturesque Walton St. Mary area of Clevedon. It offers over 1,400 sqft of beautifully updated living space. Ideal for those seeking both comfort and style, this home has been thoughtfully modernised to create a fresh, contemporary environment.

The welcoming entrance hall leads into a bright and spacious kitchen/breakfast room, boasting a sleek, modern design. The kitchen is equipped with a stylish breakfast bar and high-quality appliances, including an American-style fridge freezer and a five-ring gas hob—perfect for preparing meals and enjoying casual dining. The kitchen flows seamlessly into the generously sized sitting/dining room, creating an ideal space for entertaining or relaxing in comfort.

Off the hall, you'll find two well-proportioned double bedrooms, each offering ample space and natural light. The large family bathroom exudes luxury, featuring a freestanding bath, making it the perfect retreat after a long day.

Outside, the property enjoys use of the communal driveway leading to a single garage at the rear, and a communal drying area. The location is equally impressive, set in the highly sought-after Walton St. Mary area of Upper Clevedon. This tranquil setting is surrounded by some of Clevedon's best-kept secrets, including the stunning Layde Bay and coastal footpath just a short stroll away. In the other direction, you'll find Clevedon Castle and Golf Club. For those who enjoy dining out, Hill Road's selection of charming bars and restaurants are also within walking distance along Wellington Terrace.

Offered with no onward chain, this apartment is a rare gem in a highly desirable area, and early viewing is highly recommended to avoid missing out on this fantastic opportunity!



Spacious and modern top-floor apartment in Walton St. Mary, Clevedon, offering over 1,400 sqft of generous living space with the much-admired location.

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#### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

**Proof of Identification** - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

**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

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.

Mobile coverage is good outdoor. 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 25/12/1968

Service Charge = £2,640 pa

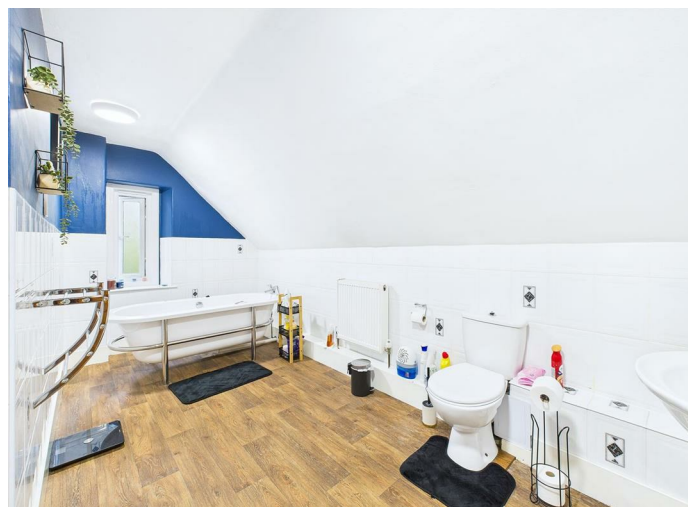
Ground Rent = £9 pa

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.



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