

St. Johns Road Clevedon BS21 7TG

£199,950

marktemppler

RESIDENTIAL SALES





**Property Type**

Apartment



**How Big**

645.00 sq ft



**Bedrooms**

1



**Reception Rooms**

1



**Bathrooms**

1



**Warmth**

Gas central heating



**Parking**

Allocated parking space



**Outside**

None



**EPC Rating**

E



**Council Tax Band**

B



**Construction**

Standard



**Tenure**

Leasehold

This charming one-bedroom ground-floor apartment offers a perfect blend of period character and modern living. Located in the heart of Mid Clevedon, the property is ideally situated between Clevedon Town Centre and the popular Hill Road shops, with the seafront just a short stroll away.

Step inside to find an inviting communal hall that leads to your own spacious apartment. A central hallway provides convenient storage and leads to a generous bedroom, complete with double-glazed sash windows that allow for plenty of natural light. The real heart of the home is the grand sitting/dining room, where high ceilings, detailed cornicing, and original floorboards create a sense of space and elegance. A feature fireplace adds to the room's character, and glazed double doors open into the kitchen, providing a seamless flow between the two areas.

Flooded with light from two bay windows at the front of the property, this home is perfect for those who appreciate character and brightness. The well-appointed modern bathroom ensures comfort and convenience, while the property also benefits from gas central heating throughout. Allocated parking adds to the appeal, making this an ideal choice for first-time buyers or those looking to downsize.

With its fantastic character, great location, and thoughtful layout, this apartment offers a unique opportunity to enjoy a piece of Clevedon's charm.



Charming one-bedroom ground-floor apartment with character features, modern amenities, allocated parking, and a prime location near Clevedon Seafront.



#### 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 **Head Projects (Surveyors)**: 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 1800 Mbps and highest available upload speed 220 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 01.01.1991

Service Charge = £2290.20 per annum

Ground Rent = £10 pa

No pets allowed

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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