

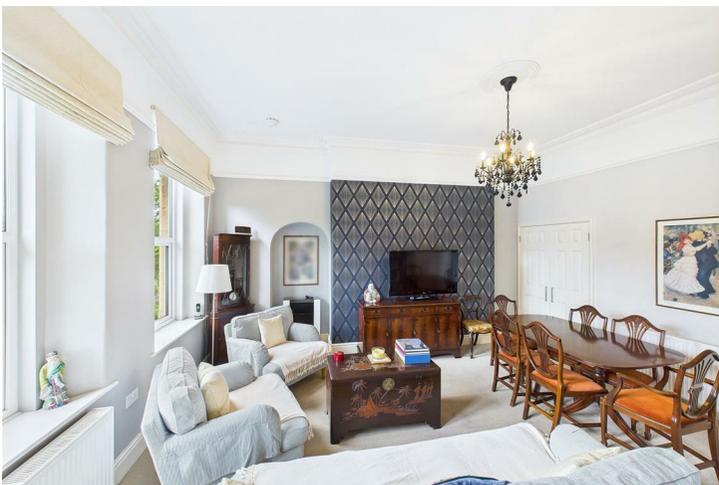
1 Castle Road Clevedon BS21 7BX

£282,500

marktemppler

RESIDENTIAL SALES





**Property Type**  
Apartment



**How Big**  
626.00 sq ft



**Bedrooms**  
2



**Reception Rooms**  
1



**Bathrooms**  
1



**Warmth**  
Gas Central Heating



**Parking**  
Allocated Space



**Outside**  
Communal Grounds



**EPC Rating**  
C



**Council Tax Band**  
B



**Construction**  
Standard



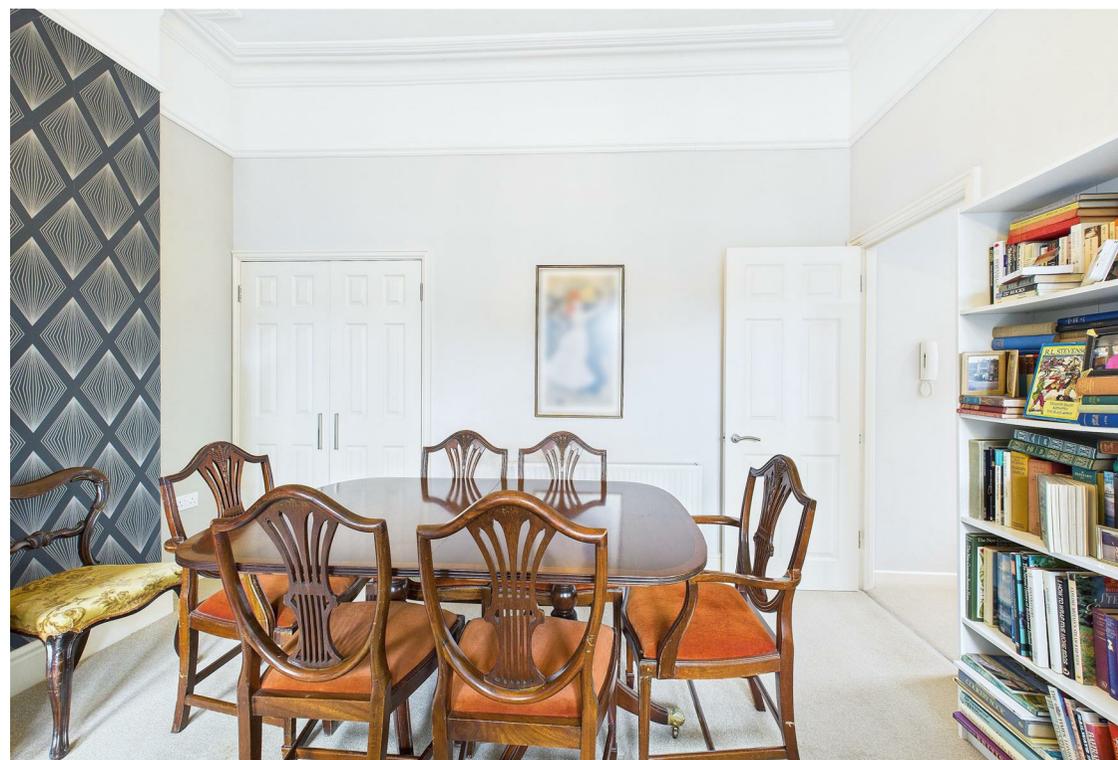
**Tenure**  
Leasehold - Share of Freehold

Tucked away in the much-admired Walton St Mary area of Clevedon, Flat 6 forms part of Ladymead, an elegant Victorian building set on the corner of Castle Road and Bay Road. Approached via a sweeping driveway, this first-floor apartment offers a wonderful sense of space and light, with character features and a superb open-plan layout that's ideal for both everyday living and entertaining.

The apartment is accessed from the rear of the building via a shared staircase that rises to the first floor. Inside, the accommodation comprises a generous kitchen/living area with dual aspect and views, along with two well-proportioned double bedrooms and a modern fitted bathroom. High ceilings and large windows add to the sense of volume and natural light throughout.

Outside, there is an allocated parking space along with visitor parking, while beautifully maintained communal gardens wrap around the building. The location is equally appealing – just a short stroll from coastal and woodland walks, Layde Bay, Clevedon Golf Course, and the picturesque setting of St Mary's Church. Hill Road and Clevedon's seafront are also within easy reach, offering a wide range of independent shops, cafes and restaurants.

Offered with no onward chain, this is a rare opportunity to secure a stylish and characterful home in one of Clevedon's most desirable settings.



A beautifully light and spacious Victorian apartment in the heart of Walton St Mary, moments from coastal walks and Clevedon's iconic 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 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

Lease 999 years from 25.12.1976

Service charge £1,680 pa

No Ground Rent

Each flat owner has a share of the freehold (7 flats)

Lease does not allow dogs

Lease does allow 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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