

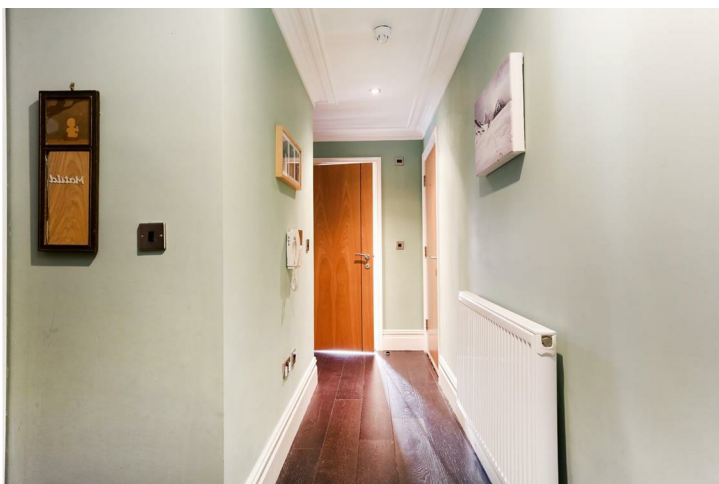
Hill Road Clevedon BS21 7NZ

£289,950

marktempler

RESIDENTIAL SALES





 Property Type Apartment	 How Big 712.00 sq ft
 Bedrooms 2	 Reception Rooms 1
 Bathrooms 1	 Warmth Gas Central Heating
 Parking Allocated Space	 Outside Bin/Bike Store
 EPC Rating C	 Council Tax Band C
 Construction Standard	 Tenure Leasehold

A great example of contemporary living, set within a beautifully converted Edwardian building. Overlooking the charming and ever-popular Hill Road, this exceptional property benefits from allocated parking and is just moments from Clevedon's picturesque seafront.

The well-planned accommodation comprises an entrance hall, a spacious open-plan living/kitchen/dining area, two generously sized double bedrooms, and a stylish family bathroom. Both the entrance hall and reception room showcase a sophisticated industrial twist, featuring exposed wooden flooring finished in a rich dark stain.

The modern kitchen has been thoughtfully designed with an array of sleek wall, drawer, and base units, high-end Neff integrated appliances, Corian worktops, and a stylish breakfast bar—perfect for entertaining. A striking sash window draws in natural light and offers captivating views over Hill Road.

Both bedrooms are well-proportioned and include bespoke built-in wardrobes, providing ample storage within these already spacious rooms. The luxurious bathroom boasts a walk-in shower, a separate bath, a WC, and a contemporary sink, all enhanced by elegant tiling throughout.

Access to the property is via Gardens Road, where an allocated parking space is provided. Additional amenities, including a cycle store and bin store, are conveniently located off Bellevue Road. Residents also have the choice of stairs or a lift within the building.

Positioned in a truly prime location, the property is just steps away from Hill Road's stylish boutiques, cafés, bars, and restaurants, offering a vibrant lifestyle year-round. Additionally, Clevedon's historic pier and scenic promenade are within easy walking distance. This superb home is perfectly suited to a variety of buyers and is a must-see.



Contemporary living meets Edwardian charm—an exceptional home with stylish design, allocated parking, and a prime location just moments from Clevedon's picturesque seafront & Hill Road



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

LEASE INFORMATION

Lease is 999 yrs from 1st April 2015
 Service Charge £2,000 per annum
 Ground Rent £250 per annum
 Pets allowed subject to prior consent

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, water, gas 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 limited to likely.

This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires.

* Internet speed is based on postcode.

BUILDING SAFTY ACT 2022

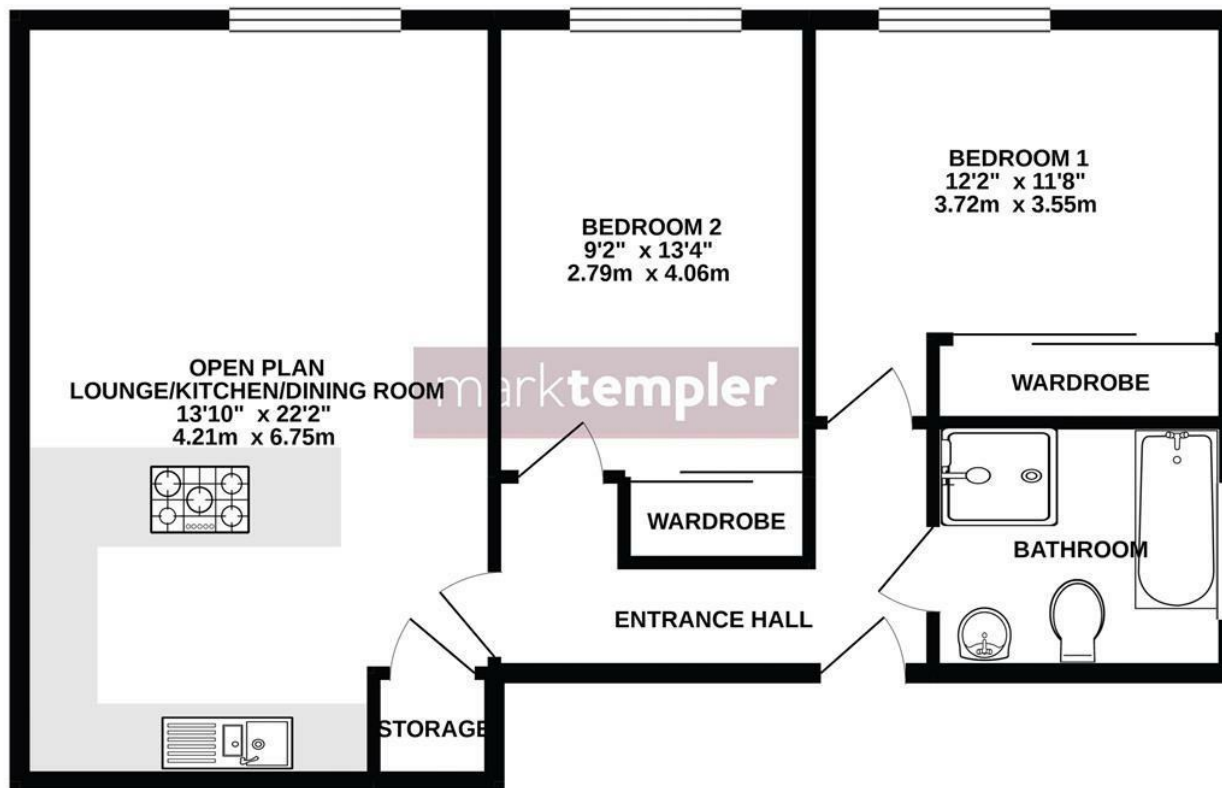
We understand that this property falls within the Building Safety Act 2022 guidelines. We advise buyers to seek their own legal advice prior to purchase, as some solicitors may charge additional fees for properties subject to these regulations.



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SECOND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 712 sq.ft. (66.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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