

Queens Road Clevedon BS21 7TH

£299,950

marktempler

RESIDENTIAL SALES





**Property Type**

Flat



**How Big**

563.00 sq ft



**Bedrooms**

2



**Reception Rooms**

1



**Bathrooms**

1



**Warmth**

Gas Central Heating



**Parking**

Allocated To The Rear



**Outside**

Own Garden



**EPC Rating**

B



**Council Tax Band**

C



**Construction**

Standard



**Tenure**

Leasehold

Situated in a prime Clevedon location, this modern garden flat offers a fantastic lifestyle just moments from local amenities. Built circa 2017, the property enjoys a central position within walking distance of Hill Road's boutique shops, cafes, and the picturesque seafront, with Clevedon town centre also close by.

Accessed from the rear of the building, the flat includes an allocated parking space and boasts a private garden to the front, featuring a lawn, patio area, and a hedge screen that adds a sense of seclusion.

Inside, the central hallway includes a useful storage cupboard and leads to a bright, open-plan kitchen and living space. This inviting room enjoys a dual aspect and double doors that open directly onto the garden, creating an easy indoor-outdoor flow. The kitchen is stylish and well-equipped, offering ample storage and space for a dining table—ideal for both everyday living and entertaining.

There are two comfortable bedrooms and a contemporary, luxury shower room, all finished to a high standard throughout.

Combining modern design, private outdoor space, and an incredibly convenient location, this home is also well-suited for those seeking easy access, including anyone with mobility considerations.



Modern garden flat near Clevedon seafront with private garden, parking, and stylish open-plan living.



#### 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.  
Solar panels for the communal areas.

### 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

250 year lease from 01.01.2017  
Service Charge = £1,500 per annum  
Ground Rent = £280 per annum  
The lease does not permit 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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