

Jesmond Road Clevedon BS21 7SA

£299,950

marktempler

RESIDENTIAL SALES





	<b>Property Type</b>		<b>How Big</b>
	Ground Floor	1013.00 sq ft	
	Apartment		
	<b>Bedrooms</b>		<b>Reception Rooms</b>
2		1	
	<b>Bathrooms</b>		<b>Warmth</b>
1		Gas Central Heating	
	<b>Parking</b>		<b>Outside</b>
Allocated Space		Small Seating Area	
	<b>EPC Rating</b>		<b>Council Tax Band</b>
D		B	
	<b>Construction</b>		<b>Tenure</b>
Standard		Leasehold	

Set within an attractive period building in a prime mid Clevedon location, upon an elevated position, this ground floor apartment enjoys a wonderful sense of space and light, along with far-reaching southerly views across the rooftops towards the Mendip Hills. The property is ideally positioned within a short walk of Clevedon seafront and pier, as well as the popular Hill Road shops, cafés and restaurants.

To the front of the apartment there is a small area ideal for planted pots, allowing a touch of greenery, along with space to sit outside and enjoy some fresh air. The apartment itself is accessed via a spacious central hall, which benefits from a useful storage cupboard. The bright sitting room is a standout feature, offering a fireplace and a large window that frames the sensational outlook and floods the room with natural light.

The modern kitchen is well appointed with ample storage and generous worktop space, enjoying a lovely open outlook, and includes a pantry cupboard that also houses the gas boiler. There are two double bedrooms, with the main bedroom featuring a high ceiling and practical overhead storage. The second bedroom is located on the lower ground floor, providing flexibility for guests, a home office or additional living space. A stylish shower room completes the accommodation, fitted with a contemporary white suite.

Externally, the property also benefits from one allocated parking space to the front, adding to the convenience of this characterful and well-located home.



A truly prime location to enjoy the best parts of Clevedon, all within walking distance.



#### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

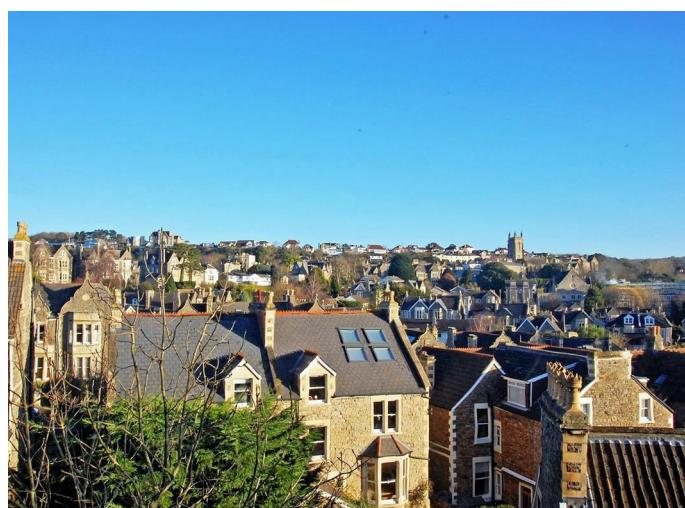
**Proof of Identification** - Please note there is a £12 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

**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 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 01/03/1945

Service Charge = £1,032 pa

Ground Rent = £10 pa

The lease permits pets with prior consent of the management company company (flat owners)

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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