

Elton Road Clevedon BS21 7RG

£219,950

marktempler

RESIDENTIAL SALES





Property Type
Apartment



How Big
585.00 sq ft



Bedrooms
1



Reception Rooms
1



Bathrooms
1



Warmth
Electric Heating



Parking
Allocated Space



Outside
Courtyard Garden



EPC Rating
E



Council Tax Band
A



Construction
Standard



Tenure
Leasehold

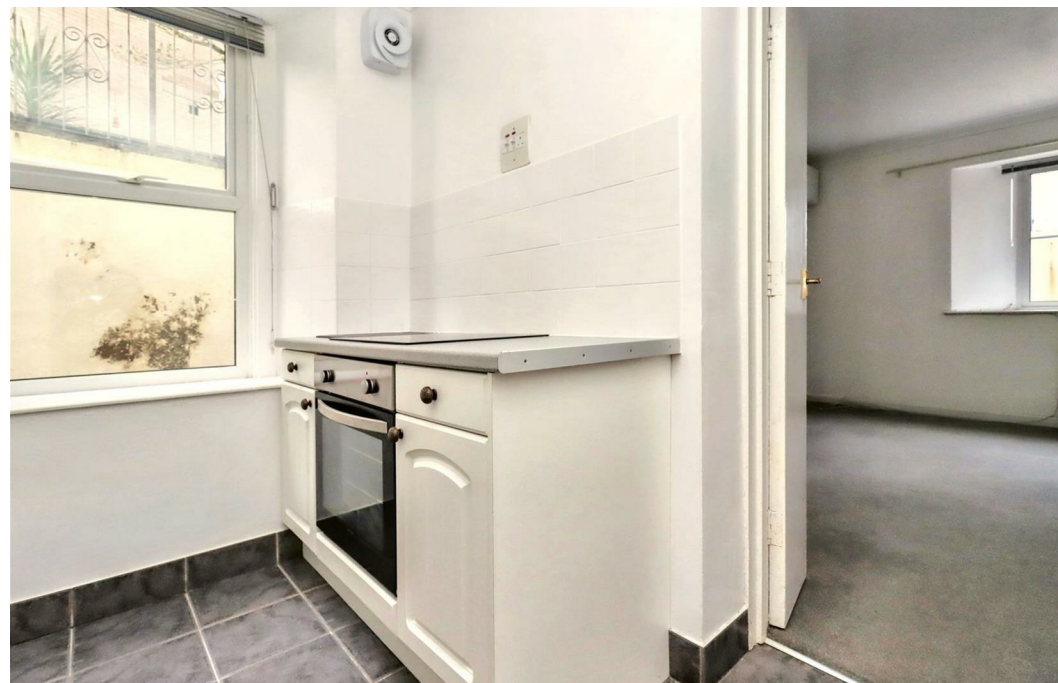
This charming lower ground floor garden apartment offers a fantastic opportunity for first-time buyers looking to put their own stamp on a property. Presented as a blank canvas, it provides a well-maintained interior, ready for personalisation. The apartment boasts a spacious double bedroom, a modern kitchen, and a contemporary bathroom, making it ideal for comfortable living.

The property benefits from an initial entrance lobby, ample storage cupboards, and its own private courtyard garden – a real standout feature. This enclosed outdoor space offers a peaceful retreat, perfect for alfresco dining, relaxing, or simply enjoying a morning coffee. Additionally, there is further outdoor space at the front and side of the property, which could easily be used for extra storage or garden pots. There is also an allocated parking space.

Situated in a superb location on Clevedon Seafront, the apartment is just moments from the picturesque promenade and a short stroll to Hill Road, where you'll find an array of shops, restaurants, and cafes. This delightful property is a must-see for anyone seeking a well-connected home with plenty of potential and a wonderful private outdoor space.



Superb garden apartment with private courtyard, modern kitchen and bathroom, ample storage, allocated parking, and superb location near Clevedon seafront and 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

UTILITIES

Mains electric, water and drainage. Electric heating.

BROADBAND AND MOBILE COVERAGE

Standard broadband available with highest available download speed 20 Mbps and highest available upload speed 1 Mbps.

You may be able to obtain broadband service from fixed wireless access providers covering this area - EE

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

LEASE INFORMATION

999 year lease from 25.12.1975

Service Charge = £1,500 pa (includes building insurance)

Ground Rent = £10 pa

The lease permits pets

The lease permits letting

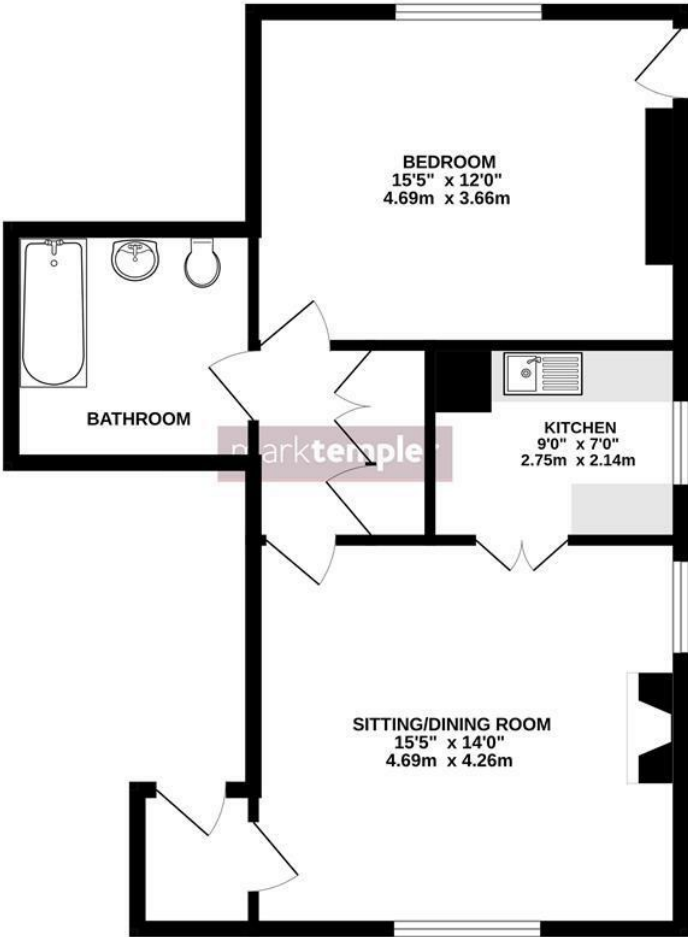
Holiday lets/Air BNB – We are unable to confirm whether the lease allows for holiday lets or Air BNB. Please advise us if you are interested in the property for this purpose and we will do our best to advise prior to arranging a viewing.

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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GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.3 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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