

Coleridge Vale Road North Clevedon BS21 6FL

£209,950

marktempler

RESIDENTIAL SALES





	Property Type		How Big
	Flat - Retirement		467.00 sq ft
	Bedrooms		Reception Rooms
1		1	
	Bathrooms		Warmth
1			Communal Heating
	Parking		Outside
	Residents Parking		Patio + Communal
	EPC Rating		Council Tax Band
C		B	
	Construction		Tenure
Standard			Leasehold

Enjoying direct access to beautifully maintained communal gardens, this ground-floor apartment at Coleridge Court offers a rare combination of privacy, convenience, and community living. The bright and spacious lounge/dining room opens directly onto the garden, creating a peaceful and accessible outdoor retreat. The adjoining modern fitted kitchen includes integrated appliances and is designed for easy, everyday use.

Inside, the layout is both practical and well-proportioned. The generous double bedroom features a built-in double wardrobe, while a well planned shower room which includes a modern suite and useful built-in storage.

Coleridge Court is widely regarded as one of the area's finest retirement complexes, thanks to its modern build, strong sense of community, and central location. The communal lounge is a hub of social activity, hosting regular events including tea mornings, book clubs, and fish and chip nights. Additional resident amenities include a guest suite for visitors and a convenient laundry room.

Set just a short walk from Clevedon Town Centre, the Curzon Cinema, and Lidl supermarket, this apartment offers all the benefits of independent living within a warm and welcoming environment.



Ground floor retirement apartment with direct garden access in one of Clevedon's most popular developments



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 with a communal boiler

This information has been provided by the sellers and is correct to the best of our knowledge

BROADBAND AND MOBILE COVERAGE

Standard broadband available with highest available download speed 17 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 checker.ofcom.org.uk, we advise you make your own enquiries

LEASE INFORMATION

125 year lease from 01.06.2008

Service charge includes water, sewage and skirting heating, communal grounds upkeep, maintenance, scheduled jobs

Pets allowed with prior consent from the management company
Lease allows you to rent out the property (subject to management company charges)

Ground rent payable twice a year of £365.41 (£730.82 pa)

Service charge £3,345.84 pa which = £278.82 pcm

Holiday lets/Air BNB – We understand that the lease does not allow for holiday lets or Air BNB.

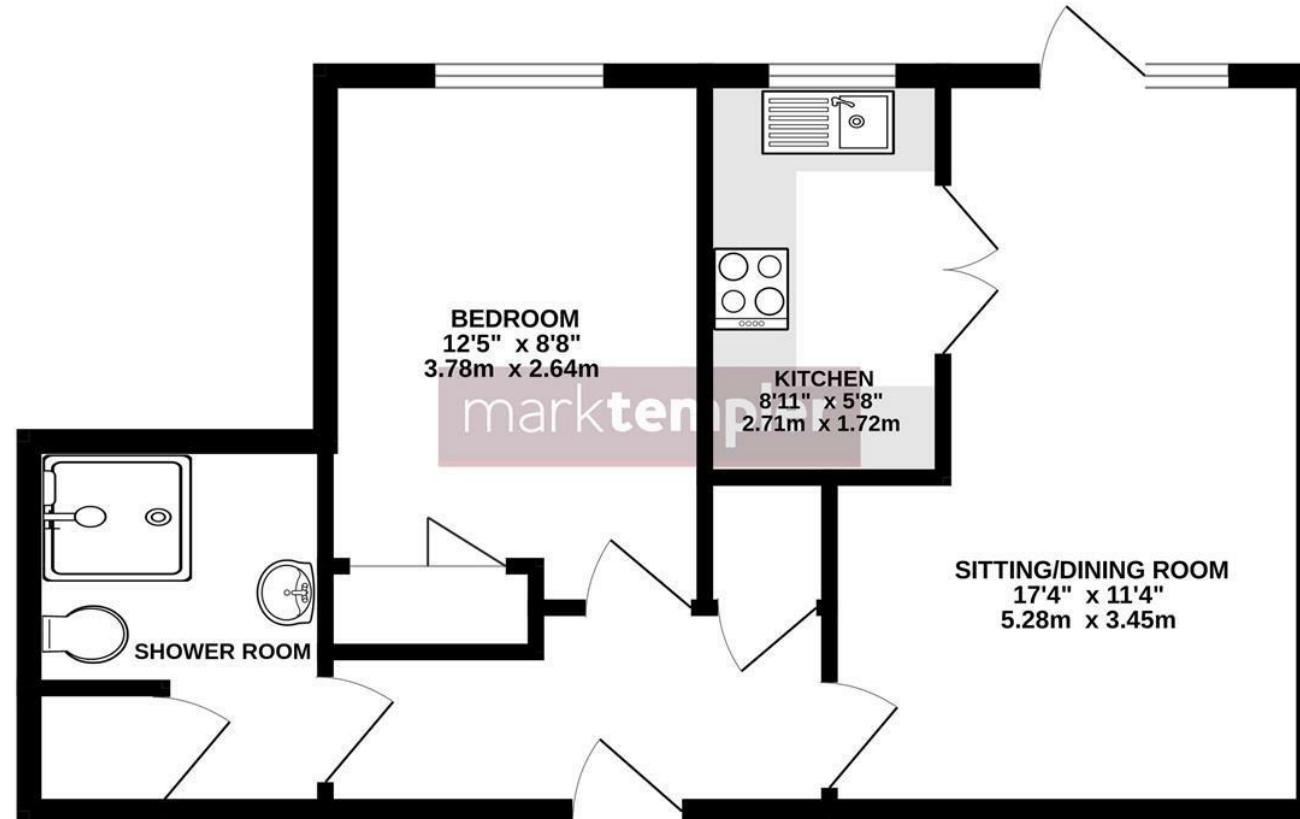
This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.



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GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 467 sq.ft. (43.4 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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