

Highdale Road Clevedon BS21 7LW

£300,000

marktempler

RESIDENTIAL SALES





	<b>Property Type</b>	Apartment
	<b>How Big</b>	667.00 sq ft
	<b>Bedrooms</b>	2
	<b>Reception Rooms</b>	1
	<b>Bathrooms</b>	1
	<b>Warmth</b>	Gas Central Heating
	<b>Parking</b>	Allocated Parking
	<b>Outside</b>	Rear Courtyard
	<b>EPC Rating</b>	D
	<b>Council Tax Band</b>	B
	<b>Construction Standard</b>	
	<b>Tenure</b>	Leasehold

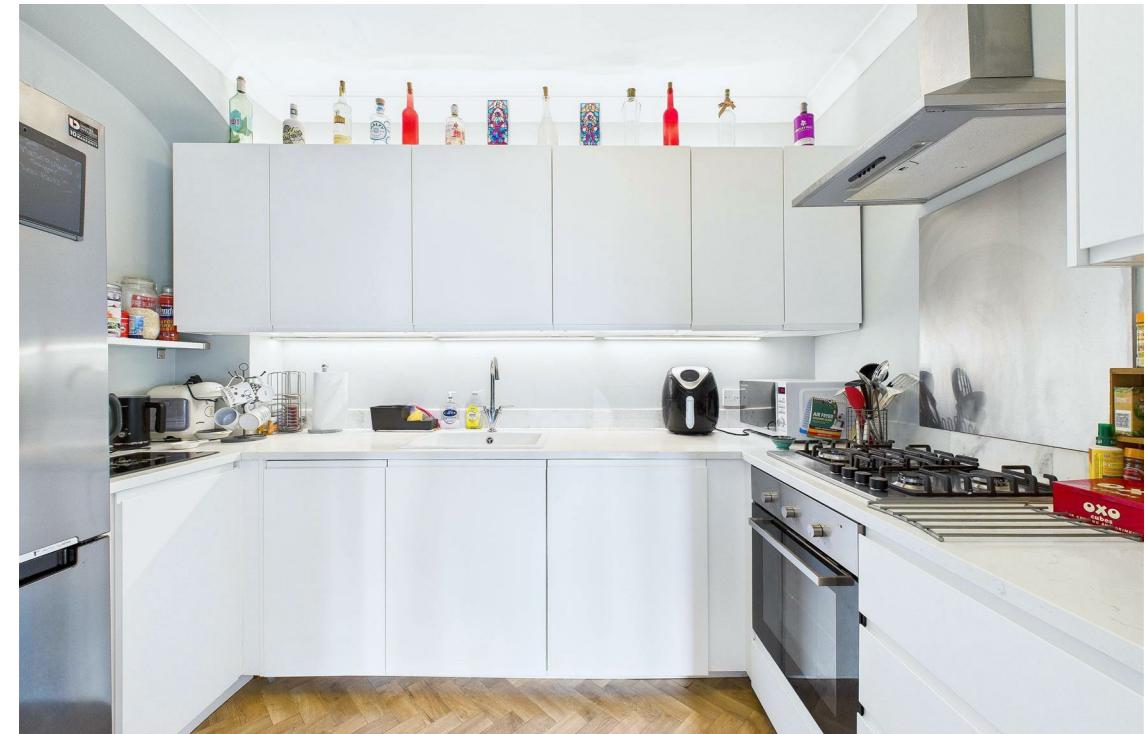
Occupying a prime position within the historic Claremont Hall, this beautiful garden apartment offers a blend of period grandeur and modern refinement. Situated in an elevated spot along Highdale Road, the building makes an immediate impression with its striking architecture and grand communal hallway. This well-appointed home is perfectly suited for those seeking a prestigious address in the popular Mid Clevedon area.

The accommodation begins with an elegant living room where a large bay window serves as a frame for panoramic views across Clevedon toward the Mendip Hills and Crooks Peak. This space features beautiful herringbone flooring that flows throughout the apartment, connecting seamlessly to a separate, contemporary kitchen equipped with fitted appliances. To the rear, the property offers two well-proportioned bedrooms, both benefiting from built-in wardrobes served by a sleek, modern bathroom with a freestanding bath. Furthermore, the property includes a lockable store room located under the main staircase, providing valuable additional storage.

Outside, the apartment enjoys its own private rear courtyard, accessed directly from the second bedroom to provide a secluded outdoor retreat. The building is set within well-maintained grounds where a communal driveway leads to an allocated parking space alongside several visitor spaces.

The location is exceptionally convenient, nestled in Mid Clevedon just moments from the vibrant shops and restaurants of Hill Road and the picturesque Victorian parkland of Herbert Gardens. A short walk down the hill provides easy access to the main town centre, offering the perfect balance of hillside tranquility and urban convenience.

In conclusion, this apartment represents a rare opportunity to acquire a stylish home in a landmark building, combining breathtaking views with practical features and a highly sought-after location.



A striking hall floor garden apartment in Mid Clevedon, featuring a grand communal entrance, contemporary interiors, and a private rear courtyard



#### 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

Superfast broadband available with highest available download speed of 80Mbps and highest available upload speed of 20Mbps.

Mobile coverage is good outdoors and in the 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

Lease 999 years from 1st January 1990

Service charge £3000 per annum (£250 per month)

Managing agent Staddons Block management company

The freehold is shared between flat owners

Lease allows pets

Lease allows letting

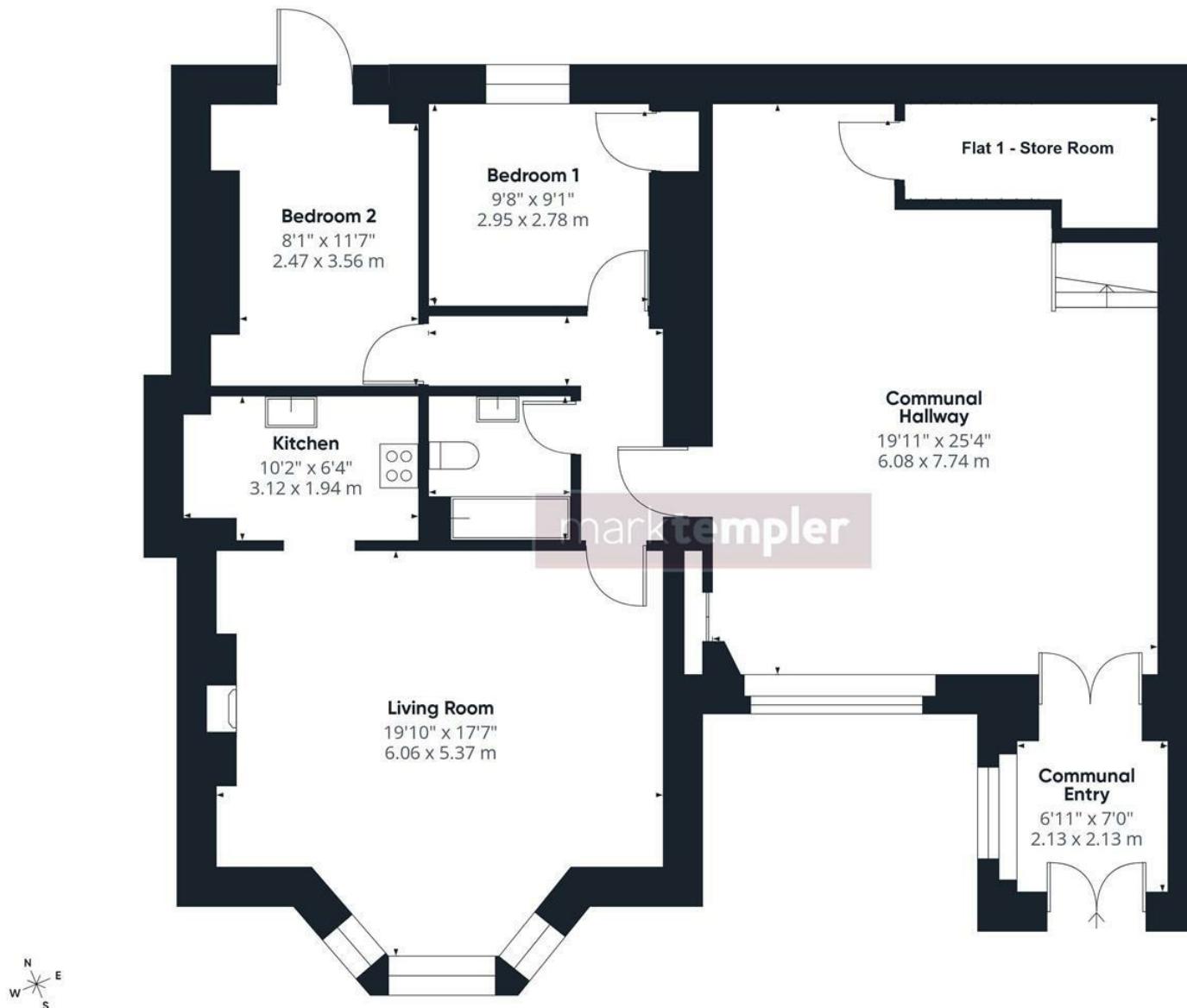
Holiday lets/Air BNB – We are unable to confirm whether the lease allows for holiday lets or Air BNB. Please advise us if you are interested in the property for this purpose and we will do our best to advise prior to arranging a viewing.

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.

Claremont Hall is Grade II Listed

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