

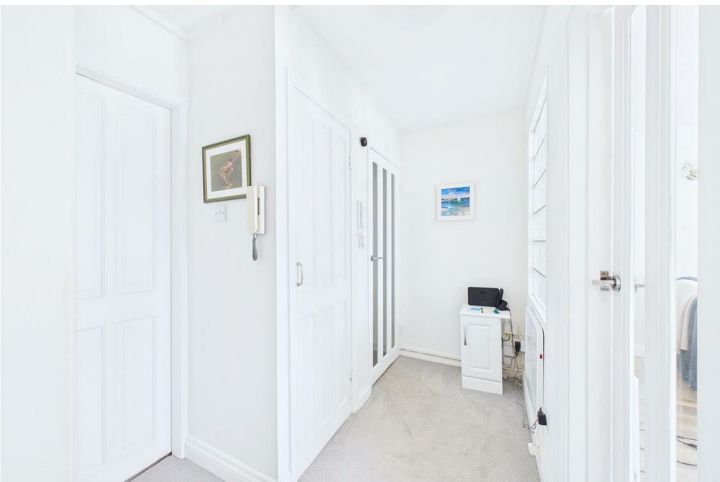
Chapel Hill Clevedon BS21 7NH

£164,950

marktempler

RESIDENTIAL SALES





Property Type

Flat



How Big

635.00 sq ft



Bedrooms

2



Reception Rooms

1



Bathrooms

1



Warmth

Electric Heating



Parking

Allocated Parking



Outside

Terrace



EPC Rating

E



Council Tax Band

A



Construction

Standard



Tenure

Leasehold

Set within a convenient location and enjoying a sunny private terrace, this well-presented first floor apartment offers stylish and low-maintenance living. Ideally positioned within a short walk of Clevedon town centre, the seafront and a number of local parks, the property is perfectly suited to first-time buyers, downsizers or investors alike.

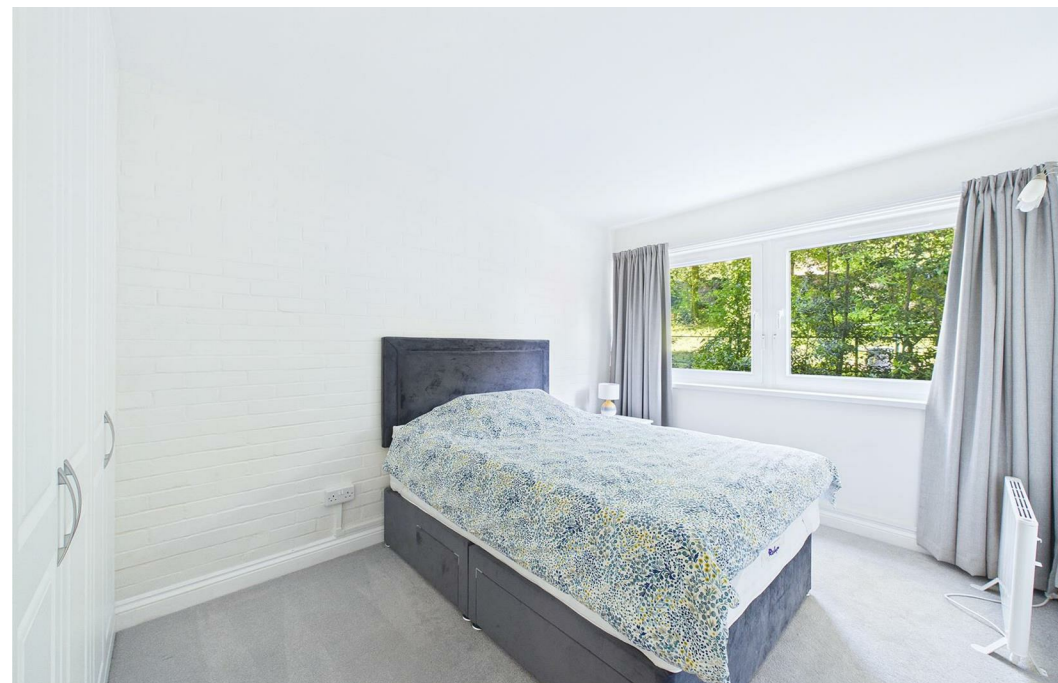
The accommodation is bright and well arranged, comprising a welcoming central hall, a modern fitted kitchen, spacious living accommodation, two double bedrooms and a stylish shower room finished to a high standard.

Residents benefit from lift access, allocated undercroft parking and the use of attractive communal gardens, providing both convenience and practicality.

With an excellent range of shops, cafés, restaurants and leisure facilities all within easy reach, this is a fantastic opportunity to acquire a well-located apartment in one of Clevedon's most desirable areas.



A stylish first-floor apartment with sunny terrace, lift access and parking, ideally located moments from Clevedon seafront and town centre.



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, 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 variable 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 125 years 01.06.1993

Service Charge £170pcm

Ground rent - Peppercorn

The lease permit pets

The lease permits letting

Holiday lets/Air BNB – Not permitted

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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