

Oldfield Clevedon BS21 5DQ

£110,000

marktempler

RESIDENTIAL SALES



Set on the top floor, this redesigned apartment offers a compact and practical one-bedroom layout, suited to first-time buyers, investors or those seeking a low-maintenance home. The property features an open-plan kitchen and living area to the front, while a thoughtful reconfiguration has created a separate bedroom with an en-suite shower room.

The accommodation comprises an open-plan living space with a fitted kitchen, providing room for both seating and dining. The separate bedroom offers privacy from the main living area and benefits from an en-suite shower room. Modern fittings have been installed throughout, creating a property that is ready to move into.

Outside, the property benefits from an allocated parking space. The apartment is offered for sale with no onward chain.

Oldfield is a small and quiet cul-de-sac situated alongside the riverbank, providing easy access to local walks, supermarkets and transport links. The location combines a peaceful setting with convenient access to everyday amenities.

Offered with no onward chain, this apartment presents an opportunity for both owner-occupiers and investors seeking a well-presented property in a convenient location.



**Property Type**

Flat



**How Big**

258.34 sq ft



**Bedrooms**

1



**Reception Rooms**

1



**Bathrooms**

1



**Warmth**

Electric



**Parking**

Allocated Space



**Outside**

None



**EPC Rating**

D



**Council Tax Band**

A



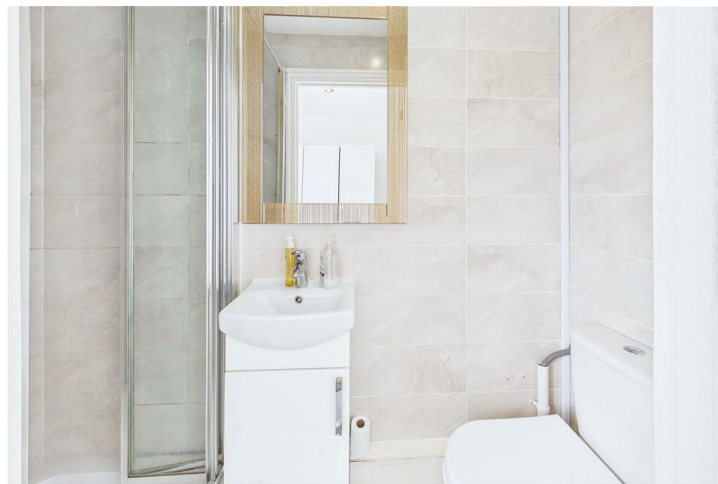
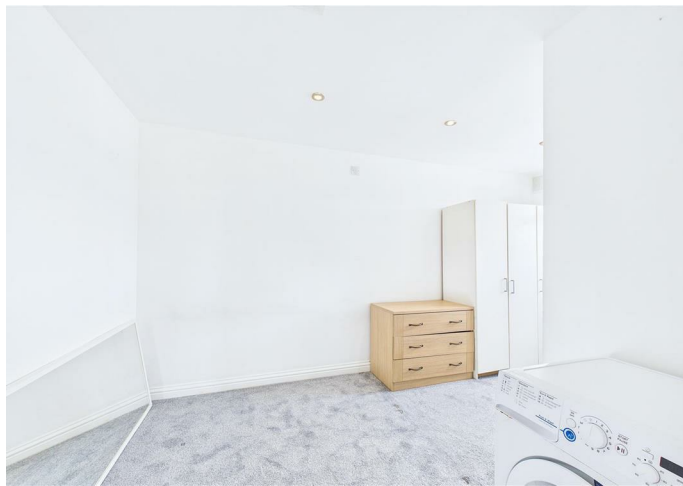
**Construction**

Standard



**Tenure**

Leasehold



## HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

**Proof of Identification** - Please note there is a £24 (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

## Material Information

### UTILITIES

Mains electric, water and drainage.

### BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 1000 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

120 year lease from 01/07/1983

Service Charge = £100 pa

Ground Rent = £100 pa

The lease permits pets - TBC

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.

For the latest properties and local news follow Mark Templer Residential Sales, Clevedon on:



