

Central Way Clevedon BS21 6SY

£199,950

marktempler

RESIDENTIAL SALES





Property Type
Flat



How Big
592.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Allocated Parking



Outside
Communal



EPC Rating
C



Council Tax Band
B



Construction
Standard



Tenure
Leasehold

Situated within a popular and conveniently located development, this modern ground floor apartment offers spacious, well-planned accommodation ideally suited to first-time buyers, downsizers, investors or those seeking an easy-to-maintain home. Enjoying a central position with excellent access to local amenities and transport links, the property is offered for sale with the added benefit of no onward chain.

A welcoming entrance porch leads into a generous L-shaped living room, providing plenty of space for both seating and dining. The separate contemporary fitted kitchen offers ample storage and worktop space. An inner hallway features a useful storage cupboard and leads to two bedrooms together with a spacious bathroom. Within the bathroom is a practical utility cupboard housing the gas combination boiler along with plumbing for a washing machine.

The property enjoys access to well-maintained communal grounds and benefits from an allocated parking space, together with additional visitor parking for guests.

Positioned just off Central Way, the apartment enjoys a highly convenient location within easy reach of Clevedon town centre, a range of shops, cafés and supermarkets, as well as nearby schools and excellent transport links including easy access to the M5 motorway.

Combining generous accommodation, a sought-after central location and the advantage of no onward chain, this superb ground floor apartment presents an excellent opportunity for a wide variety of buyers looking for a comfortable and convenient home.



"A spacious and well-planned ground floor apartment offering modern, low-maintenance living in a convenient central location."



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 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

Ultrafast broadband available with highest available download speed 1800 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

125 year lease from 25/12/2005

Service Charge = £1,698 pa

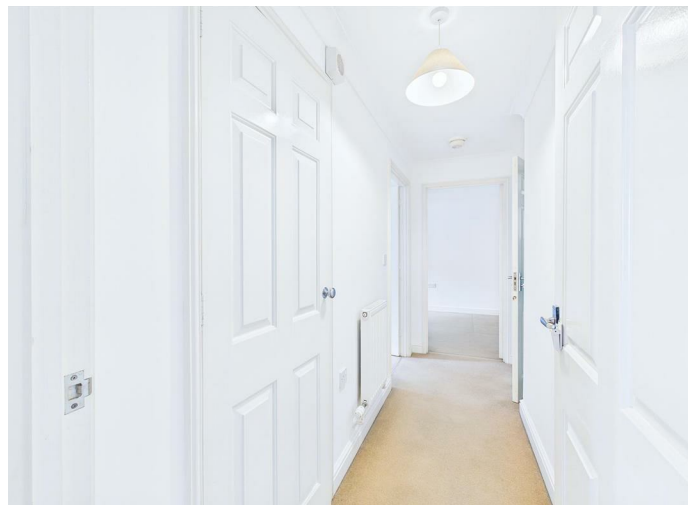
Ground Rent = £250 pa

The lease does not 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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