Albert Road Clevedon BS21 7RT | **£325,000**

marktempler
RESIDENTIAL SALES









Property Type
Apartment

How Big
1032.00 sq ft

Bedrooms
2

Reception Rooms
1

Bathrooms
1

Warmth
Gas Central Heating

Parking
Off Street Parking

Outside
Private Garden

EPC Rating
D

Council Tax Band
C

Construction
Standard

Tenure
Leasehold

A distinctive whole first-floor Victorian apartment, ideally positioned along Albert Road in the heart of Mid Clevedon, offering generous proportions, character features and a private garden. With the seafront and the independent shops, cafés and restaurants of Hill Road both within easy walking distance, this is a home that enjoys a particularly convenient coastal setting.

Accessed from the rear of the building, a staircase leads to the first floor and the communal hallway, where Apartment 4 can be found. Once inside, a welcoming entrance hall sits at the heart of the home, connecting the principal rooms. The spacious living room retains much of its original Victorian character, with high ceilings, picture rails, decorative plasterwork and a bay window enjoying views towards the Bristol Channel. Double-glazed sash windows and original internal doors add further character, while the separate fitted kitchen provides space for a breakfast table. There are two well-proportioned and versatile double bedrooms, alongside a bathroom set on a split level, accessed via a few steps. Two additional hallway cupboards provide practical storage.

Outside, a particularly appealing feature is the private garden, a rare addition for a first-floor apartment. Landscaped with an artificial lawn, fish pond and timber summerhouse, it provides a secluded space to enjoy throughout the seasons. The property also benefits from an allocated parking space.

Offering an opportunity to enjoy the character and proportions of a Victorian home, with scope for a new owner to introduce their own style and make it their own, the apartment is offered to the market with no onward chain.





"Victorian character, generous proportions and a private garden, all within easy reach of Clevedon's seafront and Hill Road."





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.

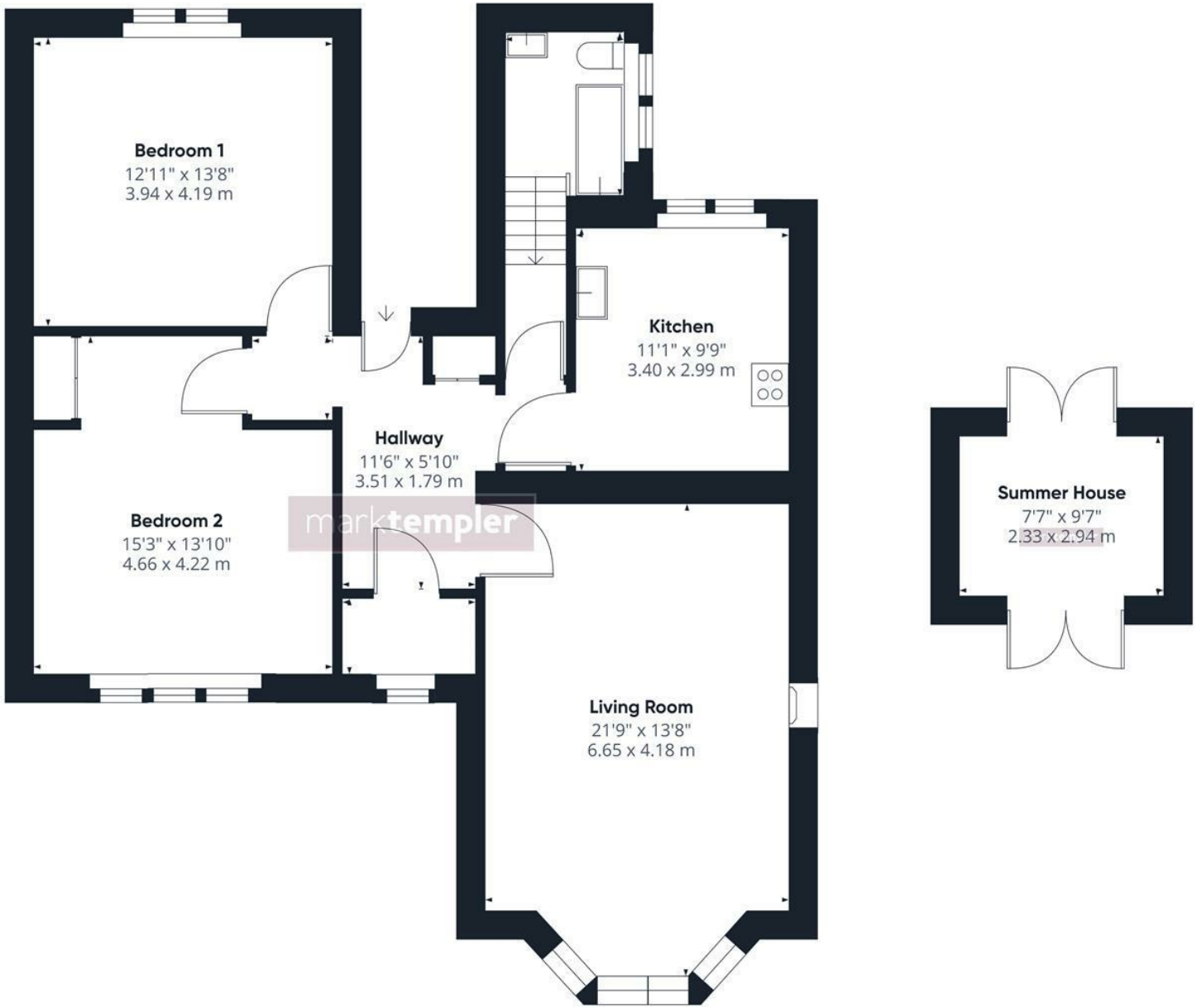
BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 100 Mbps and highest available upload speed 220 Mbps. Mobile coverage is good outdoor and in-home. Subject to your network.

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
999 year lease from 01.01.1976
Service Charge = £1,500 pa
Ground Rent = £10 pa
The lease permits pets - TBC
The lease does not permit letting or 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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