Stonebridge Clevedon BS21 5BZ | **£89,950**

marktempler
RESIDENTIAL SALES



Positioned within a popular residential cul-de-sac on the outskirts of Clevedon, this ground floor studio apartment offers an appealing opportunity for first-time buyers, those looking to downsize or investors seeking a conveniently located property. With its own garden space directly outside and allocated parking, the apartment combines practical living with the opportunity to personalise and improve the interior to suit individual tastes.

The accommodation is accessed via a communal entrance hall and centres around an open-plan studio room, providing space for both living and sleeping. This leads through to a separate kitchen, dressing room and shower room, creating a layout that offers a degree of separation between the principal living space and everyday facilities. There is scope to modernise the interior and explore options to reorganise the existing layout, allowing a purchaser to make the most of the available space.

Outside, the property benefits from garden space immediately adjoining the apartment, offering an additional area to enjoy some fresh air, alongside the convenience of an allocated parking space.

Stonebridge is well placed for everyday amenities, with Tesco supermarket within a short walk, together with pleasant riverside walks along the nearby riverbank. Transport links are also readily accessible, making this a convenient base for those needing to travel around Clevedon and the surrounding areas.

Available with no onward chain, this is a property offering an opportunity to get onto the property ladder, downsize or add to an investment portfolio, with the added benefit of outdoor space and parking.







Property Type
Flat

How Big
240.00 sq ft

Bedrooms
Studio

Reception Rooms
1

Bathrooms
1

Warmth
Electric

Parking
Allocated

Outside
Garden

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 100 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
Lease term = 120 years from 1.7.1981
Service Charge = £88.46 per annum
Ground Rent = approx £130 per annum
Building insurance approx £200 per annum (paid up until July 2027)
Management company: First Port
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.

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