Coleridge Vale Road North Clevedon BS21 6FL | £159,950

marktempler
RESIDENTIAL SALES









Property Type
Flat - Retirement

How Big
457.00 sq ft

Bedrooms
1

Reception Rooms
1

Bathrooms
1

Warmth
Communal Boiler

Parking
Residents Parking

Outside
Communal Garden

EPC Rating
C

Council Tax Band
B

Construction
Standard

Tenure
Leasehold

Set within the highly sought-after Coleridge Court development, this beautifully presented apartment is designed exclusively for those aged 60 and over. With the added benefit of no onward chain, it provides an excellent opportunity for effortless and enjoyable living within a thriving community.

The property features an entrance hall with a generous cloak cupboard, a bright and spacious living/dining room, a contemporary kitchen with integrated appliances and ample storage, a well-proportioned double bedroom with built-in wardrobe space, and a stylish bathroom with modern fittings. Each room offers a welcoming ambiance and delightful views of charming cottages and surrounding woodland.

Coleridge Court is celebrated for its strong sense of community, with a central communal lounge hosting a variety of social gatherings, including coffee mornings, book clubs, and fish and chip nights. Additional facilities include a guest suite for visitors, a communal laundry room, and beautifully maintained gardens overlooking the river —an ideal setting for relaxation.





Effortless living in a welcoming community – a charming retirement apartment in Coleridge Court





HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

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 **Head Projects (Surveyors)**: 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 with a communal boiler

BROADBAND AND MOBILE COVERAGE
Standard broadband available with highest available download speed 17 Mbps and highest available upload speed 1 Mbps.
You may be able to obtain broadband service from fixed wireless access providers covering this area - EE
Mobile coverage is good outdoor and variable 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.

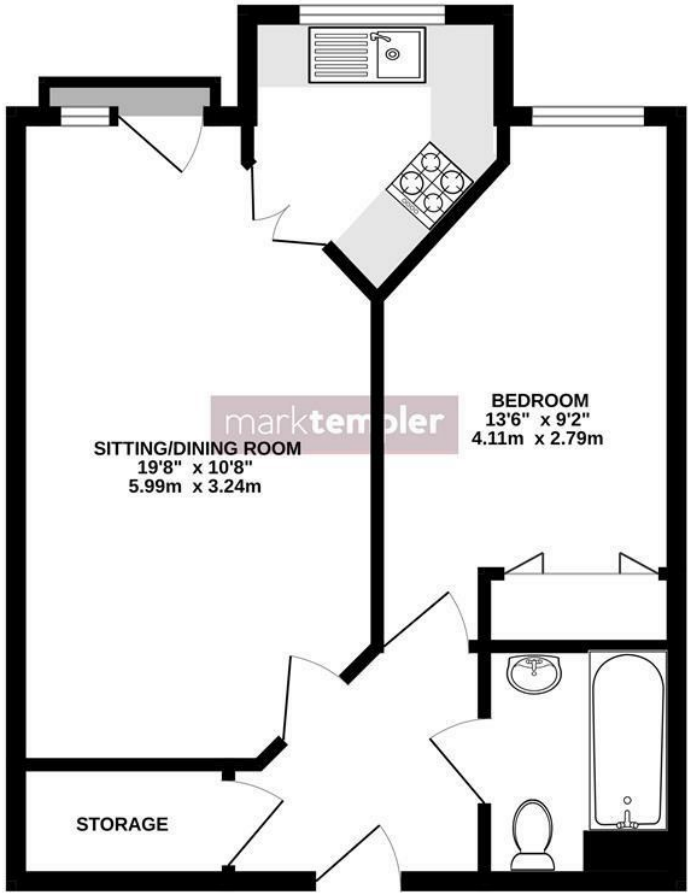
LEASE INFORMATION
125 year lease from 01.06.2008
Service charge includes water, sewage and skirting heating, communal grounds upkeep, maintenance, scheduled jobs
Pets allowed with prior consent from the management company
Lease allows you to rent out the property (subject to management company charges)
Ground rent payable twice a year of £365.41 (£730.82 pa)
Service charge £3,251.52 pa which = £270.96 pcm
Holiday lets/Air BNB – We understand that the lease does not allow for holiday lets or Air BNB.

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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FIRST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 457 sq.ft. (42.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Property Ombudsman

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