Victoria Road Clevedon BS21 7RU | £345,000

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RESIDENTIAL SALES









Property Type
Apartment

How Big
764.00 sq ft

Bedrooms
2

Reception Rooms
1

Bathrooms
1

Warmth
Gas Central Heating

Parking
On Street

Outside
Garden to Front

EPC Rating
C

Council Tax Band
B

Construction
Standard

Tenure
Leasehold

This charming Victorian hall floor apartment offers an abundance of character and elegance, with a stunning open-plan living space that perfectly combines period features and modern design. High ceilings, double-glazed sash windows, and rich oak flooring create an airy, light-filled atmosphere, while the beautifully planned deep blue kitchen is a true centrepiece, boasting solid worktops, built-in appliances, a classic Belfast sink, and tall wall units for ample storage.

The living room enjoys a sunny southerly aspect and looks out over the private patio garden at the front of the building – a tranquil, well-screened space enhanced by mature planting. A graceful hallway winds through the apartment, connecting to two generously sized bedrooms, a stylish bathroom, and useful storage cupboards. The principal bedroom is particularly impressive, with two built-in double wardrobes and elegant sash windows that add to its charm.

Throughout, the apartment has been thoughtfully designed, with a soft pastel colour palette that creates a warm and welcoming feel.

Perfectly positioned, the property is just moments from Clevedon's iconic seafront, Marine Lake, and the vibrant Hill Road, home to an eclectic mix of shops, restaurants, and cafés.





Elegant Victorian hall floor apartment with private garden, moments from Clevedon’s seafront and vibrant Hill Road





HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

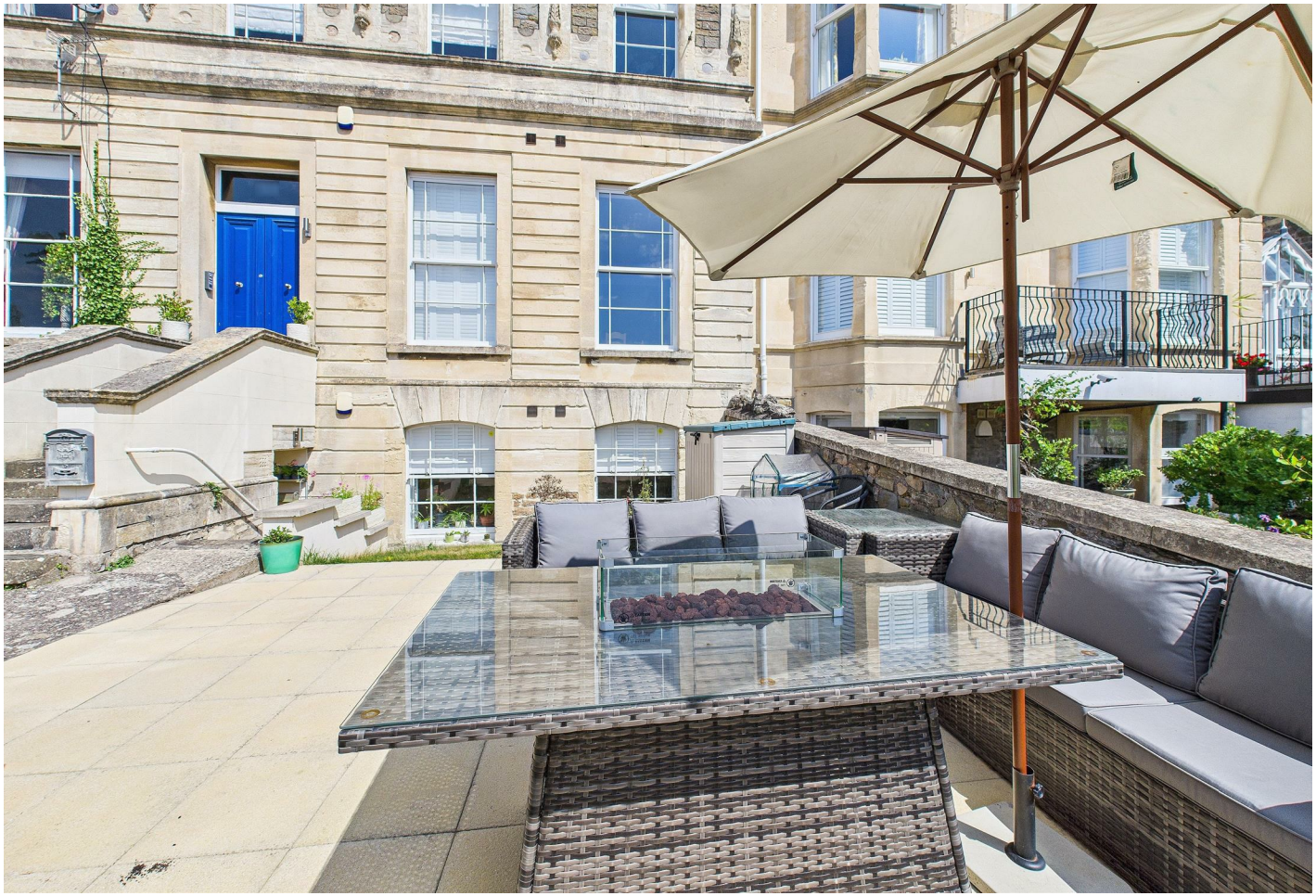
Proof of Identification - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

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.

BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 1800 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 01.01.2017
Service Charge = £0 pa (see explanation below)
Ground Rent = £250 pa
The lease permits pets
The lease permits letting - TBC
There are 3 flats in the building
Pier management is the company that sorts the ground rent and insurance.
Buildings insurance approx £350-400 per annum
Any maintenance issues are split based on the square footage of each flat

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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