



**8 PRINCES ROAD**

Clevedon, BS21 7ST

**Price £318,500**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

GARDEN APARTMENT! This two-bedroom lower ground floor garden apartment forms part of this elegant Victorian building located within the desirable mid-Clevedon area. There is a lounge with double doors leading to garden area with delightful views, kitchen, two bedrooms, master with ensuite and further shower room. Externally there is an off-street parking space and garden enjoying views. There are communal gardens including a delightful little hidden gem! Offered with no onward chain complications.

## Situation

Clevedon is a beautiful and extremely sought after Victorian coastal town situated on the North Somerset Coast. It is perfectly located for Junction 20 of the M5 motorway, providing easy access to Bristol and the South-West. The property itself is ideally situated near Hill Road which is a pleasant local shopping area including cafes, bars, unique shops, restaurants and a small supermarket, Clevedon seafront, the iconic Grade II listed Pier, Clevedon town centre. Clevedon also has many shops in the Triangle area along with the much-loved independent Curzon Cinema.

## The local area

The local area\*

0.3 miles - Hill Road

0.5 miles - Clevedon Pier

0.3 miles - Town Centre

1.1 miles - M5 Junction

\* Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Communal Entrance Hall

Via communal door with intercom system, doors to all flats and stairs to lower ground floor level.

## Entrance Hall

With doors to all rooms, radiator, three stairs leading to Bedroom One and Ensuite Shower Room.

## Lounge

19'8 max × 15'8 max (5.99m max × 4.78m max)

Rear aspect double glazed doors leading to rear garden, enjoying views, radiator.

## Kitchen

13'0 × 5'3 (3.96m × 1.60m)

Rear aspect double glazed window. Fitted with a range of eye and base level units, inset stainless steel sink gas hob and electric oven, space and plumbing for washing machine and dishwasher, space for fridge freezer.

## Bedroom One

14'6 max × 13'1 max (4.42m max × 3.99m max)

Rear aspect double glazed window overlooking garden and further views, radiator, door to Ensuite Shower Room.

## Ensuite Shower Room

A fully tiled room comprising enclosed shower cubicle, vanity wash hand basin, WC, heated towel rail, tiled flooring.

## Bedroom Two

15'11 max × 9'10 max (4.85m max × 3.00m max)

Rear aspect double glazed window, radiator.

## Shower Room

Comprising enclosed shower cubicle, low level WC, wash hand basin.

## Rear Garden

The rear garden for the apartment is accessed via the lounge, laid to paving and partly enclosed by walling, enjoying a delightful open outlook with views and steps leading to car park and communal gardens.

## Communal Grounds

Tucked away from the car park area there is a fantastic communal garden that is a hidden gem! With seating areas, laid to lawn, communal washing line, communal covered storage space.

## Off Street Parking

There is one allocated parking space in the rear car park.

## Leasehold Information

We have been advised that there is a 999 year lease (years remaining to be confirmed) and a monthly management fee of £200.

## Material Information

Additional information not previously mentioned, we have been advised;

- Mains electric, and water
- Electric room heating

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01275 341400**

clevedon@mayfairproperties.net

**IMPORTANT NOTICE**

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

