



31 PRINCES ROAD

Clevedon, BS21 7SY

Guide Price £410,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A stylish, elegant and immaculate ground floor apartment situated within walking distance of Hill Road, maintaining beautiful period features including sash bay windows, cornice and central ceiling rose but embracing modern living. With a fantastic fully refitted Kitchen / Dining Room with high end appliances, four piece bathroom, two double bedrooms, master with ensuite shower room and a 18ft bay fronted lounge overlooking the communal grounds. Externally there is an off street parking space and access to communal garden. The apartment has to be seen to appreciate the high finish and what it has to offer!

## 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 close to the scenic sea front, the iconic Grade II listed Pier and Hill Road which is a pleasant local shopping area including cafes, bars, unique shops, restaurants and a small supermarket. Clevedon also has many shops in the Triangle area along with the much-loved independent Curzon Cinema.

## Local Authority

North Somerset Council Tax Band: D

Tenure: Leasehold

EPC Rating: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	44	
(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

The communal entrance door is located to the side and has a secure entry phone system, stairs rising to other apartments.

## Entrance Hall

12'11 × 8'11 (3.68m × 2.72m)

A large entrance hall with doors to all rooms, door to storage cupboard housing Baxi combi boiler, also housing water softener (salt based), water filter system throughout the apartment. Loft hatch with pull down ladder and boarded space to store items, double radiator, inset spotlights to smooth ceiling, deep skirting boards.

## Lounge

18' × 16'10 (5.49m × 5.13m)

A fantastic front aspect large bay window with working shutters, gas fire with marble stone surround and tiled hearth, radiator, cornice to high ceiling with central ceiling rose, picture rail, deep skirting boards.

## Kitchen/Dining Room

19'11 × 19'9 (6.07m × 6.02m)

A stylish Kitchen with front aspect sash bay window with shutters, refitted to a high end specification including integral Bora four ring hob with inset extractor, integral Siemens dishwasher, two separate Neff ovens, integral tall Siemens fridge freezer and separate base level fitted freezer. A large range of eye and base level units with quartz worktops over, built in bar area, Victorian radiator, coving and cornice to ceiling with central ceiling rose, deep skirting boards.

## Bedroom One

13' × 12'11 (3.96m × 3.94m)

Side aspect sash oriel window, Victorian radiator, coved ceiling with central rose, picture rail, door to en-suite, deep skirting boards, wardrobes included.

## En-suite Shower Room

6'7 × 3' (2.01m × 0.91m)

Fully tiled and comprising enclosed shower cubicle with waterfall shower head, low level WC, wash hand basin, extractor fan.

## Bathroom

9'3 × 7'9 (2.82m × 2.36m)

Rear aspect obscure sash window. A four piece suite comprising walk in shower with waterfall shower attachment and additional hand held, wash hand basin, low level WC, enclosed bath, large fitted mirror, Victorian radiator, storage cupboard, smooth ceiling with inset spotlighting.

## Bedroom Two

12'7 × 11' (3.84m × 3.35m)

Rear aspect sash window with fitted shutters, Victorian radiator, coving to smooth ceiling, deep skirting boards, wardrobes included.

## Parking

There is an off street parking space next to the communal door.

## Communal Grounds

There are communal grounds to the front of the building that can be used by the apartment to enjoy pottering around or to have a relax.

## Agents Note

Please note the following additions;

- There is continuous hard wood parquet flooring throughout the apartment.
- There is a sound proof flooring throughout.
- Four zone kitchen lighting with knurled dimmer switches and matching door handles.
- Three zone bathroom lighting.
- Bespoke blinds in all rooms.
- All windows (external sides) have been refurbished in the last year.

## Leasehold Information

We have been informed that there is a 999 year lease from 1986. There is a monthly management fee of £150. All leaseholders will become equal shareholders (1/4).

## Material Information \*

Additional information not previously mentioned

- Mains electric, gas and water.
- Gas central heating.
- Broadband and Mobile signal or coverage in the area.

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)









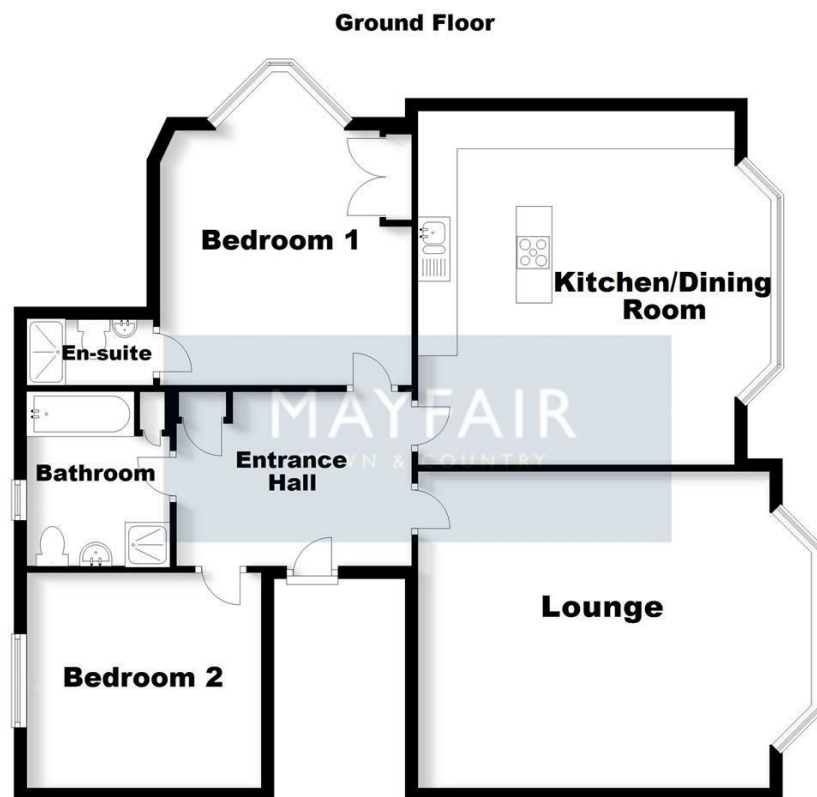












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Plan produced using PlanUp.



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

**01275 341400**

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## 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)

