



Lower Ground Floor, Flat 2, The Hamptons, 7 Elton Road, Clevedon, BS21 7RF
£1,050 Per Calendar Month

Elegant period apartment with allocated parking

**PROPERTY TYPE**

Ground Floor
Apartment

**LOCATION**

Clevedon Seafront

**BEDROOMS**

1

**RECEPTION ROOMS**

1

**BATHROOMS**

1

**WARMTH**

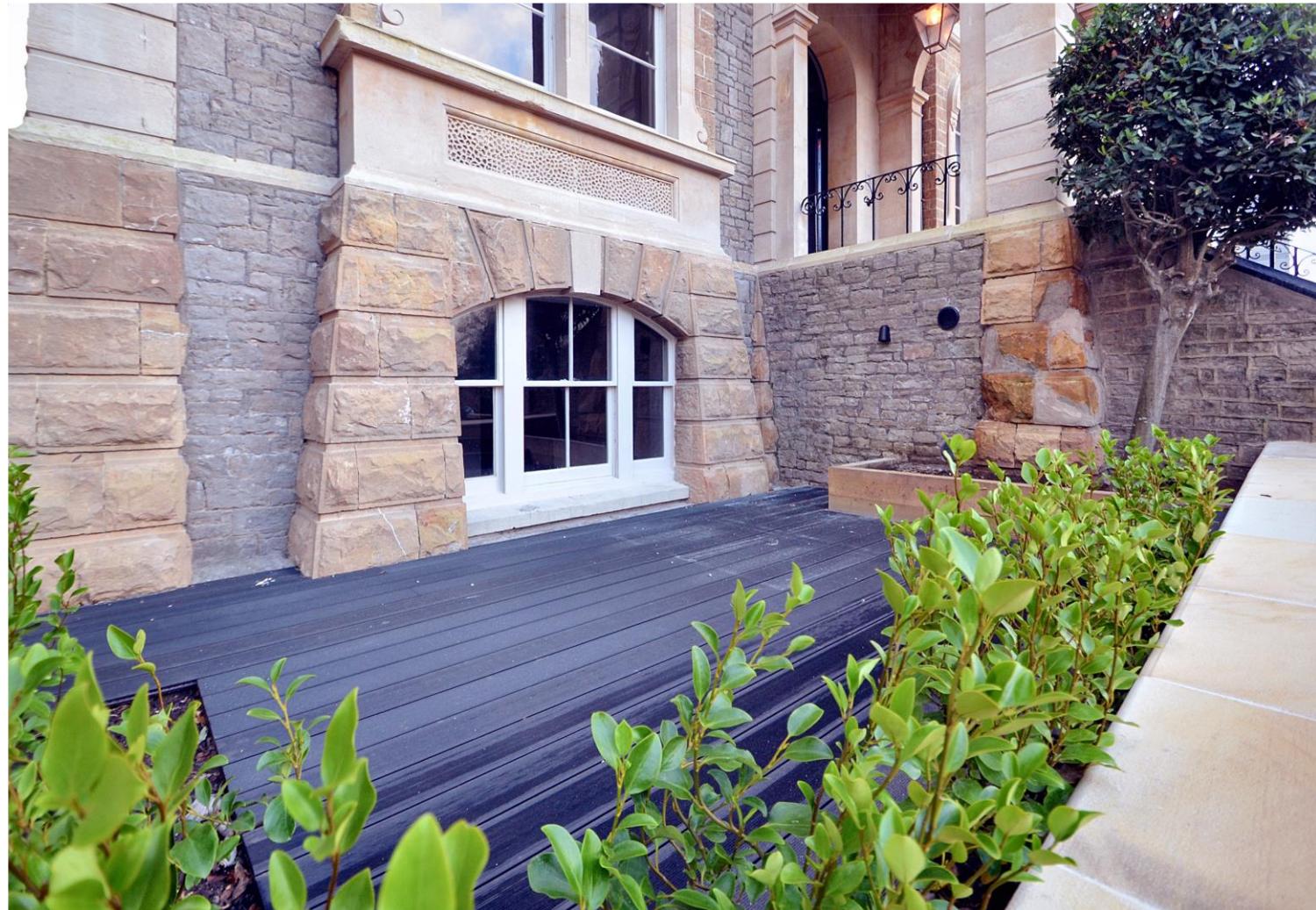
Gas central heating

**PARKING**

Allocated space for
one

**OUTSIDE SPACE**

Private front courtyard
garden area



torrent

- Newly renovated elegant period apartment retaining great character throughout
- Spacious double size bedroom accommodation
- Security Deposit - £1211.54
- Holding Deposit - £241.64
- Tenancy Term – from 12 months
- EPC Rating - C
- Council Tax Band - A



more details

Entrance

wooden and glazed communal entrance door leading into:

Communal Entrance Hall

with exposed brick walls, tiled floor, meter cupboard, bike store area and door to:

Flat 2

Wooden entrance door leading into:

Open Plan Living Space

15' 1" x 18' 11" into bay window (4.59m x 5.76m)

Kitchen Area

Bespoke kitchen fitted with a range of wall and base units with Quartz stonework surfaces over, inset stainless steel sink with mixer tap and integrated drainer into work top, integrated multi-function electric oven with 4 zone induction hob and concealed extractor hood, integrated fridge freezer, integrated dishwasher, tiled splash backs, wooden framed double glazed window to side, inset spotlights, feature wall light, opening into:

Lounge/Dining Area

with feature wooden framed bay sash window to front overlooking the front courtyard garden area, luxury wood effect Herringbone flooring, radiator, inset spotlights, feature wall light.

Open Plan Inner Hall

with luxury wood effect Herringbone flooring, three feature wall lights, built in airing cupboard with wall mounted Valiant boiler, plumbing for automatic washing machine and work top, doors to:

Double Size Bedroom

8' 1" x 11' 11" (2.46m x 3.63m)

with wooden framed double glazed window to side, built in single wardrobe with hanging rail, inset spotlights, feature wall light, radiator.

Shower Room

Large walk in shower with rainfall overhead shower, separate hand held shower, fully tiled metro tiles and glass shower door, wall mounted wash hand basin, w.c. with concealed cistern, part marble tiles surround, wall mounted heated towel rail, inset spotlights, feature wall light, luxury wood effect Herringbone flooring.

Outside

Front Courtyard Garden Area

Private front courtyard garden area with composite decking, tree and flower bed border.

Parking

One allocated parking space situated at the rear of the building, communal bike rack and bin store area.

Utilities

Mains water and drainage, mains electric supply, gas central heating. This information has been provided by the Landlord and is correct to the best of our knowledge.

Broadband

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps. This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

Mobile phone signal/coverage

There is limited to likely coverage indoors depending on the provider and likely coverage outdoors with a range of providers. This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

we love

- An exciting development of seven magnificent apartments
- Within walking distance of the seafront and Clevedon's historic pier
- A mixture of traditional and contemporary features throughout
- Private front courtyard garden area and allocated parking space
- Beautifully presented communal grounds

consider this

This property is available to move into approximately 4th November.

what will it cost to rent this property?

When you submit a completed application form, we will discuss the details with the Landlord. If the Landlord is happy to proceed you will be required to pay:

1. Holding deposit, equivalent to 1 week's rent. This will reserve the property.

Once references are complete, you will be asked to pay:

2. First month's rent
3. Security deposit, equivalent to 5 weeks' rent (for rents under £50,000 per year). This covers damages or defaults on the part of the tenant during the tenancy.





Mark Templer Residential Lettings 6 Kenn Road Clevedon BS21 6EL t 01275 343322 e rental@marktempler.co.uk w marktempler.co.uk

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.