



## 5 GLENTWORTH COURT KNIGHTSTONE ROAD

Weston-Super-Mare, BS23 2BQ

Price £270,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A Lifestyle by the Sea Front - Spacious Coastal Living with Stunning Views!

This beautifully positioned flat offers the perfect blend of space, comfort and breathtaking surroundings. Located directly opposite Marine Lake this exceptional property offers sweeping views across the water, Knightstone Island and the open sea beyond.

The apartment is accessed via a smart communal entrance hall with lift access. Once inside, an updated front door opens to a spacious hallway with ample storage and a convenient separate W/C. The heart of the home is the 23ft+ living room, filled with natural light and opening onto the balcony - the perfect spot for morning coffee or evening sunsets. A separate, well-appointed kitchen offers practicality whilst still enjoying the open views. There are three generously sized bedrooms, ideal for family living, guests, or working from home, along with a stunningly updated shower room. Externally, the property benefits from beautifully maintained communal gardens, a garage, as well as both residents' and visitor parking.

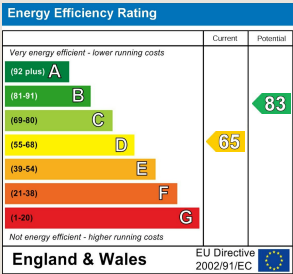
Whether you're looking to downsize, enjoy the tranquillity of coastal life, or simply embrace a more relaxed lifestyle with everything you need within easy reach – from shops and restaurants to excellent transport links – this is more than just a home. It's a lifestyle change waiting to happen.

## Situation

30 Metres - Marine Lake  
125 Metres - Weston-super-Mare Beach  
0.18 Miles - Convenience Store  
0.40 Miles - The Grand Pier  
0.90 Miles - Weston Train Station  
Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council    Council Tax Band: B  
Tenure: Leasehold  
EPC Rating: D



# PROPERTY DESCRIPTION

## Communal Hallway

Secured intercom front door opening into the hallway with lift and stair access to all floors. This flat is located on the first floor with updated front door opening to;

## Hallway

A spacious hallway with a generous storage cupboard housing the update hot water system, intercom system, door to separate W/C, electric radiator, telephone point, vinyl flooring and doors to;

## Living Room

23'7" x 14'1" max (7.19m x 4.29m max)

Dual aspect uPVC double glazed windows to the side and front enjoying the coastal views, two electric radiators, television and telephone points, generous space for living and dining room furniture, uPVC double glazed door opening to the balcony overlooking the communal gardens and Marine Lake.

## Kitchen

12'9" x 6'1" (3.89m x 1.85m)

uPVC double glazed window to front enjoying the coastal views, the kitchen is fitted with a range of matching eye and base level units with complimentary worktop over and tiled surround, inset one and half ceramic sink with adjacent drainer and mixer tap over, space for electric cooker and fridge/freezer, plumbing for washing machine and vinyl flooring.

## Bedroom One

13'8" x 10'5" max (4.17m x 3.18m max)

uPVC double glazed window to side enjoying views of the beach front, electric radiator.

## Bedroom Two

12'2" x 10'6" (3.71m x 3.20m)

uPVC double glazed window to rear and electric radiator.

## Bedroom Three

9'11" x 9'11" (3.02m x 3.02m)

uPVC double glazed window to rear and electric radiator.

## Updated Shower Room

8'1" x 6'1" (2.46m x 1.85m)

Obscured uPVC double glazed window to side, the suite has been beautifully updated with a white suite comprising a low level W/C and hand wash basin set into a storage vanity unit with touch mirror light and generous shower cubicle with mains shower over and tiled surround, towel radiator and vinyl flooring.

## Garage

With an electric up and over door to the front and space to park one vehicle.

## Visitor Parking & Gardens

The building offers well maintained communal gardens and visitor parking spaces by the main entrance.

## Leasehold Information

We have been advised there is the remainder of a 999 year lease which was created in 1975 and there is a maintenance charge of £200pcm. This includes building insurance, water rates, communal area upkeep and lift maintenance.

## Material Information

We have been advised the following;

Electricity - Mains

Water and Sewerage - Bristol and Wessex Water (Water rates are included in this building's maintenance charge).

Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage).

Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage).

Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at [map.n-somerset.gov.uk/DandE.html](https://map.n-somerset.gov.uk/DandE.html).









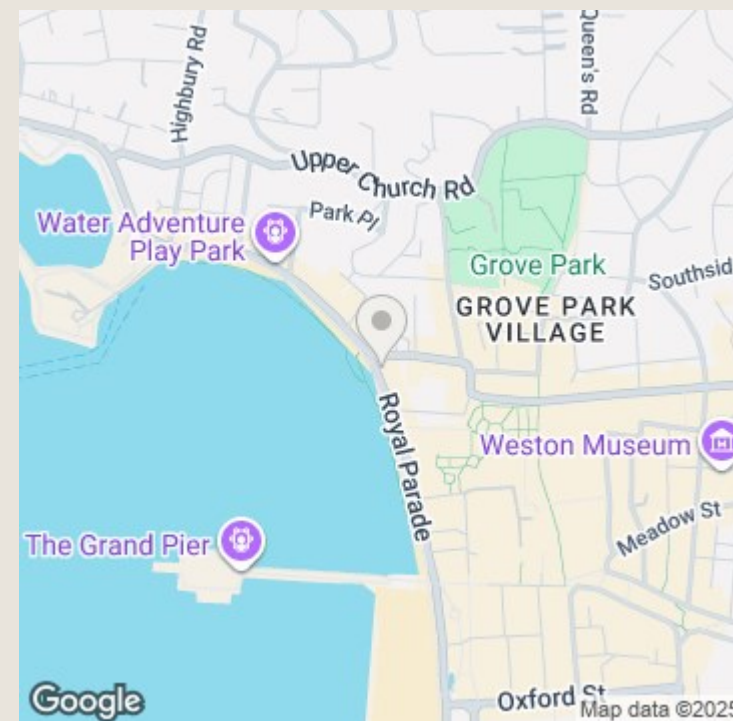
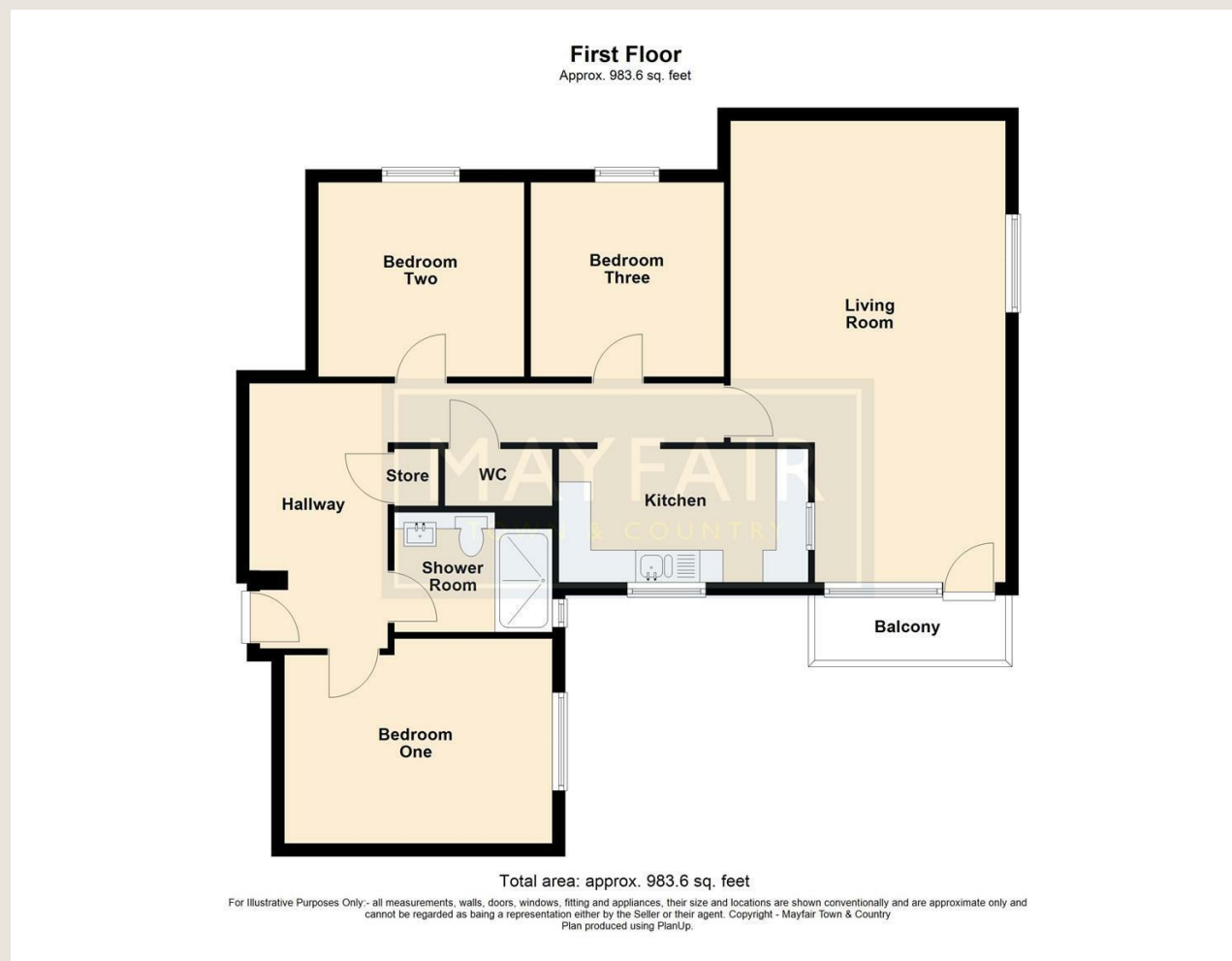












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 515153

worle@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:  
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

