



53 KNIGHTSTONE CAUSEWAY BS23 2AD

ASKING PRICE OF £180,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- FOURTH FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- MODERN SHOWER ROOM
- OPEN PLAN LIVING AREA
- FITTED KITCHEN
- ELECTRIC HEATING
- DOUBLE GLAZING
- GATED COMPLEX
- SECURE PARKING

53 KNIGHTSTONE CAUSEWAY, BS23 2AD



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Cooke & Co are pleased to offer for sale with no onward chain this fourth floor one bedroom purpose built apartment, known as the Knightstone Beacon, situated on the prestigious and sought after Knightstone Island complex on Weston-super-mare seafront, boasting stunning views over Marine Lake & seafront. The property is situated within a secure gated complex with parking. The property briefly comprises of one double bedroom with fitted wardrobes, modern shower room, fitted kitchen, open plan living area with Juliet balcony, double glazing, electric wall heating & lift access.

ENTRANCE HALL

Entry phone, wall mounted electric heater, storage cupboard housing hot water cylinder

BEDROOM

9' 7" x 9' 0" (2.92m x 2.74m) Double glazed window with views over Marine Lake & Sea front, built in wardrobe, wall mounted electric heater

SHOWER ROOM

Shower enclosure with mains shower, low level WC & wash basin

OPEN PLAN LIVING AREA

17' 3" x 14' 3" (5.26m x 4.34m) Double glazed door to Juliet balcony with views over Marine Lake & Sea front, two wall mounted electric heaters.

Kitchen area with range of wall and base units with worktop over inset halogen hob, built in oven below, inset sink with mixer tap over

Leasehold 231 years remaining

**Management fee's split over two payments PA
£1086.36 & £931.37**

**No ground rent applicable as property owner owns
a B-share of the lease**

53 KNIGHTSTONE CAUSEWAY, WESTON-SUPER-MARE, BS23 2AD



Council Tax:

Band C

Local Authority:

North Somerset District Council

OFFICE CONTACT INFO

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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