



MADERIA COURT, KNIGHTSTONE ROAD
Weston-Super-Mare, BS23 2BH

Hobbs & Webb

Price £153,000



A one bedroom apartment located in Madeira Court where luxury retirement living meets panoramic seafront views. Situated at the northern end of Weston seafront, this rare gem offers not just a residence, but a lifestyle epitomized by evening strolls along the promenade and breathtaking sunsets from your own expansive roof terrace.

Perched on the fifth floor, accessible effortlessly via lift service or stairs, this one bedroom apartment boasts a layout designed for comfort and indulgence. Step into the inviting hall leading seamlessly to the lounge, kitchen, conservatory, bedroom and a wet room. But it's the pièce de résistance that truly sets this property apart - a generously sized roof terrace offering unparalleled views of Weston seafront. Whether you're savoring the sunset or hosting alfresco dining, this terrace is destined to become your favourite spot.

With the convenience of no onward chain, seize the opportunity to make this exceptional apartment yours.

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	80	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

01934 644664

info@hobbsandwebb.co.uk



PROPERTY DESCRIPTION

Communal Entrance

Accessed via a phone intercom system into the communal entrance hall which provides access to the stairs, elevator, communal seating areas and laundry rooms.

Entrance Hall

Entered via entrance door, useful storage cupboard and doors to:-

Lounge

15'5 x 10'5 (4.70m x 3.18m)

uPVC double glazed window with views over chimney tops and toward Weston coastline, night storage radiator, electric fire with marble hearth and wooden surround, wall lights, television point, double doors to the conservatory and opening to:-

Kitchen

7'3 x 5'5 (2.21m x 1.65m)

Fitted with a matching range of wall and base cupboard and drawer units with wood effect work surfaces and tiled splashbacks. Inset one and a half bowl sink and drainer unit with mixer tap over. Built in eye level oven and microwave, four ring electric hob, space for under counter fridge and uPVC double glazed window.

Conservatory

12'7 x 7'5 (3.84m x 2.26m)

Accessed via the lounge by double doors, double glazing, wood effect flooring and steps up to sliding patio door giving access to the roof terrace.

Roof Terrace

A lovely roof top terrace with an exceptional view across Weston sea front and ample room for outdoor furniture.

Bedroom

11'7 x 8'8 (3.53m x 2.64m)

uPVC double glazed window, night storage radiator and built in wardrobe.

Wet Room

Low level WC, wall mounted wash hand basin with mixer tap over, electric power shower, tiled walls and vinyl flooring.

Tenure

We understand the property is of leasehold tenure with 84 years remaining on the lease.

The annual service charge is £3179.00 and a ground rent of £553.68 per year, the maintenance charge includes building insurance, and water rates.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water If not mains, change to what method
- Water metered or not. Must state.
- Heating electric room heating, wood burner
- Sewerage septic tank or cesspit etc. Please state.
- Flooding in the last 5 years or not. Please state.
- 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

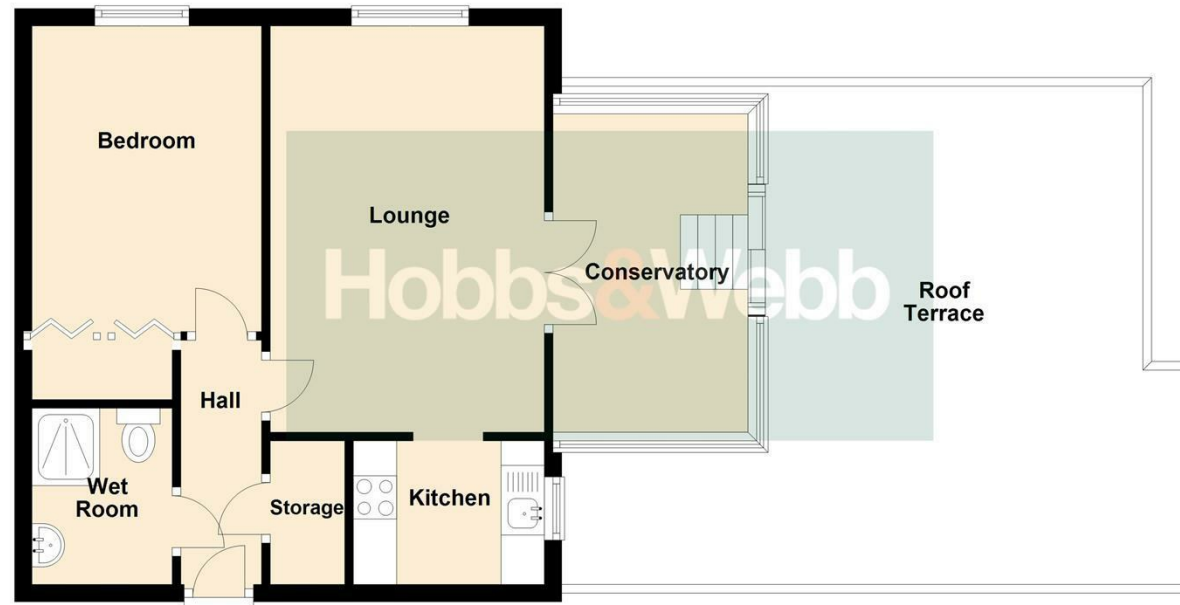
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

Fifth Floor

Approx. 46.8 sq. metres (503.8 sq. feet)



Total area: approx. 46.8 sq. metres (503.8 sq. feet)

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Plan produced using PlanUp.

Hobbs & Webb

01934 644664

Open 7 days a week

From - Fri 8am - 6pm Sat 9am - 4pm

Sun 10.30am - 2.30pm



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 effect 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. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.