



**Hobbs & Webb**

**KNIGHTSTONE ROAD**  
Weston-Super-Mare, BS23 2BQ

Price £260,000





Possibly the best positioned apartment in the block, being sold with no forward chain, located opposite Marine lake within a level walk of Weston-super-Mare High street, Beach Lawns and Train station, a good size top floor purpose built apartment. The property is located on the front of the building on the south westerly corner and affords far reaching panoramic views over Marine lake to Knightstone Island, Anchor head, Weston bay, Brean down, the Bristol Channel, Exmoor and the Welsh coast beyond and Weston itself. The property enjoys Upvc double glazing, has been rewired and the walls have been insulated and replastered, however the property does require finishing including some plasterwork, installing a bathroom completing the kitchen as well as painting and laying carpets. The spacious accommodation comprises entrance hall, a 28'5" x 11'5" (6.91m x 3.58m) lounge diner with kitchen area with a balcony that provides a sunny seating area, (kitchen to be completed), 2 double bedrooms, Shower room (installation required) and separate toilet. There is a covered allocated parking space and access to visitor parking. For further details please contact the agents.

### Local Authority

North Somerset Council Tax Band: C

Tenure: Leasehold

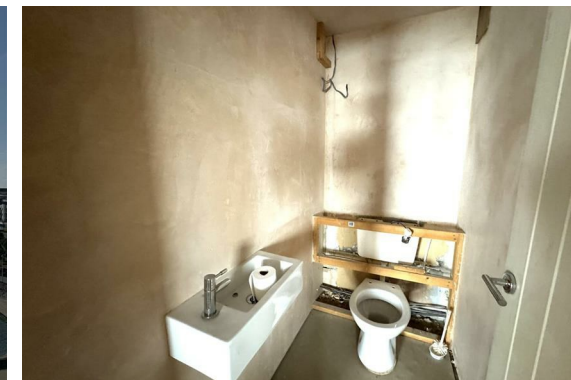
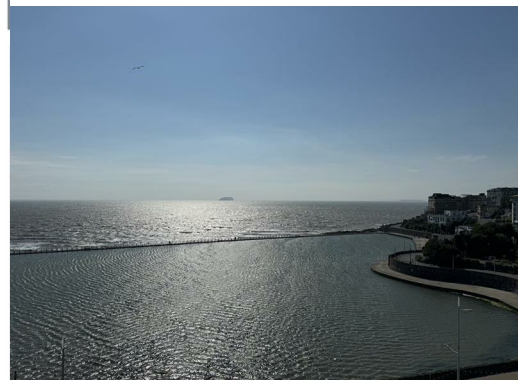
EPC Rating: F

| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          |                         |
| (81-91) <b>B</b>                            | 80                      |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            | 38                      |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| 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@hobbssandwebb.co.uk](mailto:info@hobbssandwebb.co.uk)



# PROPERTY DESCRIPTION

Approached via a communal entrance with security entry phone, lift or stairs to the top floor.

Door to apartment 28

## Entrance hall

Access to all rooms.

## Lounge /diner with kitchen area

28'5" x 11'5" (8.66m x 3.48m)

Lounge area with Upvc double glazed window and Upvc double glazed sliding patio doors with side window panel being westerly facing and affording views to Marine lake, Knightstone Island, the Bristol channel with the Welsh coast and Exmoor beyond. T.V. point, access to balcony.

Kitchen area with further Upvc double glazed window affording views to Marine lake, Knightstone Island, the Bristol channel and Welsh coast and Exmoor beyond partially refitted with wooden work tops forming part breakfast bar, single bowl single drainer sink, 4 ring electric hob with electric oven below, double and single base cupboards, set of 4 base drawers, integrated fridge and freezer.

## Balcony

10'10" x 3'9" (3.30m x 1.14m)

Enclosed by railings and walling laid to tiles, affording panoramic views in a southerly and Westerly direction and attracting a good deal of sunlight.

## Bedroom1

12'8" x 10'8" (3.86m x 3.25m)

Upvc double glazed window with southerly views to Weston bay, pier and Uphill Hill and church beyond.

## Bedroom 2

12'11" x 9'7" (3.94m x 2.92m)

Upvc double glazed window with southerly views to Weston bay, pier and Uphill Hill and church beyond.

## Bathroom

8'0" x 5'11" (2.44m x 1.80m)

Currently only a space with plumbing and electrics, needs plaster boarding and full bathroom installation.

## Cloakroom

6'4" x 3'4" (1.93m x 1.02m)

Low level W.C., wash hand basin.

## Outside

Allocated parking space and use of visitor parking.

## Tenure

Leasehold residue of 999 years from 25/03/1975 maintenance £1740 per year, ground rent £80 per year.

## Material Information.

Additional information not previously mentioned

## PROPERTY DESCRIPTION

- Mains electric, via mains supply
- Water via Bristol Wessex water
- Heating currently none
- Sewerage via mains drainage Bristol Wessex water
- Broadband Via fibre to the cabinet

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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

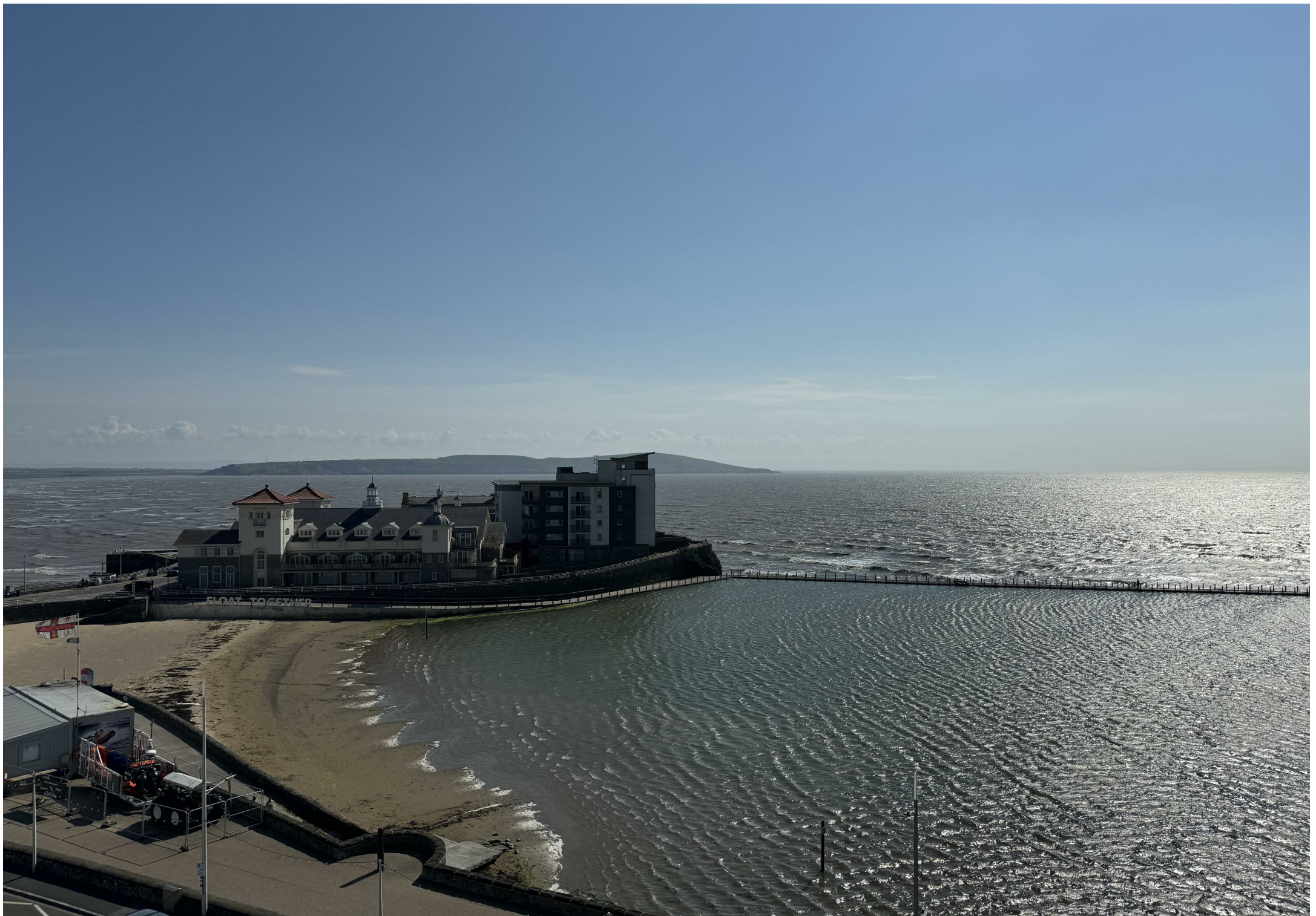












## Top Floor

Approx. 74.6 sq. metres (802.6 sq. feet)



Total area: approx. 74.6 sq. metres (802.6 sq. feet)

For Illustrative Purposes Only:- all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. Copyright - Hobbs & Webb  
Plan produced using PlanUp.

# Hobbs & Webb

## 01934 644664

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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.