



Hobbs&Webb

KNIGHTSTONE ROAD
Weston-Super-Mare, BS23 2BQ

Price £260,000



Being sold with no forward chain, located opposite Marine lake within a level walk of the Weston-super-Mare High street, Beach Lawns and Train station, a good size 2nd floor purpose built apartment. The property is located on the front of the building and affords westerly views over Marine lake to Knightstone Island, Anchor head, Weston bay, Brean down, the Bristol Channel, Exmoor and the Welsh coast beyond. Enjoying Upvc double glazing and electric heaters the spacious accommodation comprises entrance hall, a 21'11" x 11'11" 6.68m x3.63m) lounge diner with a balcony that provides a sunny seating area, kitchen, 2 double bedrooms and bathroom. There is a covered allocated parking space and access to visitor parking.

Local Authority

North Somerset Council Tax Band: C

Tenure: Leasehold

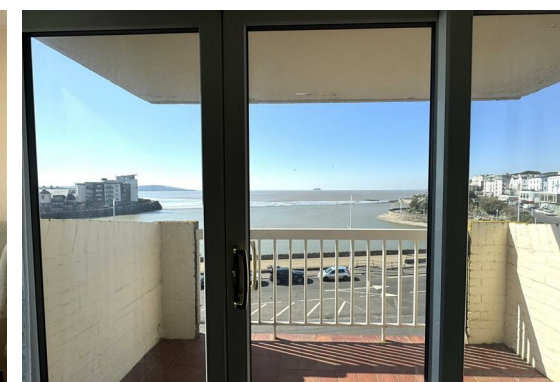
EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	81
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

Approached via a communal entrance with security entry phone, lift or stairs to the 4th floor.

Communal Landing

Door to apartment 15.

Entrance Hall

Entry phone, double built in cupboard providing storage and housing hot water tank with immersion providing hot water.

Lounge

21'11" x 11'11" (6.68m x 3.63m)

Plus door recess, a light airy westerly facing room, 2 night storage heaters, telephone and TV points, Upvc double glazed window and Upvc double glazed sliding patio doors affording westerly views over Marine lake to Weston bay Brean Down, the Bristol Channel and Welsh Coast beyond and giving access to a Balcony 10'10" x 3'8" (3.30m x 1.12m), with tiled floor, railings and affording westerly views.

Sliding door from the kitchen to.

Kitchen

12'6" x 6'1" max (3.81m x 1.85m max)

Upvc double glazed window with views over Marine lake to Weston bay Brean Down, the Bristol Channel and Welsh Coast beyond. Fitted with a range of wall cupboards and open shelved wall units, single bowl single drainer polycarbonate sink with mixer tap over and cupboard under, further base cupboards and drawers with work tops over, space and plumbing for a washing

machine and slimline dishwasher. Integrated electric cooker, 4 ring electric hob with extractor hood over, tiled splash backs tiled floor, electric skirting heater, space for fridge freezer.

Bedroom 1

13'2" into wardrobes x 11'0" (4.01m into wardrobes x 3.35m)

Upvc double glazed window, fitted wardrobes with sliding doors.

Bedroom 2

11'1" x 9'11" (3.38m x 3.02m)

Upvc double glazed window.

Bathroom

8'0" x 5'4" (2.44m x 1.63m)

Fitted with a white suite of panelled bath with mixer tap and electric shower over, glazed screen, low level WC, pedestal wash hand basin, fully tiled walls, tiled floor, electric heated towel rail.

Outside

An allocated covered parking space and visitor parking.

Tenure

Residue of 999 year lease from 25/03/1975 with a ground rent of £80 per year and maintenance contribution of £1740 per year.

Material Information.

Additional information not previously mentioned

- Mains electric supply

PROPERTY DESCRIPTION

- Water mains supply via Bristol Wessex water
- Heating via electric wall heaters
- Sewerage mains drainage via 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

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

Flood Information:

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







Fourth Floor



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Plan produced using PlanUp.

Hobbs & Webb

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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.