



Hobbs & Webb

KNIGHTSTONE ROAD
Weston-Super-Mare, BS23 2BH

Price £115,000



Located just off of the sea front opposite Marine lake, a 2 double bedroom first floor retirement apartment being 1 of 66 apartments with an on site house manager. The apartment has a southerly and westerly facing lounge which leads to a balcony and southerly facing kitchen as well as a bathroom. Enjoying Upvc double glazing and electric night storage heating the property is blessed with ample storage and offers no forward chain. Residents who must be over 60 years old or in the case of a couple the younger must be 55 years plus, have use of several communal facilities including 3 residents lounges, the lounge on the top floor has a roof seating terrace and both the lounge and terrace offer views over the town bay, Bristol Channel and beyond. Furthermore there is use of a residents laundry, guest suite, small communal gardens and parking and electric buggy store on a first come first served basis.

Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

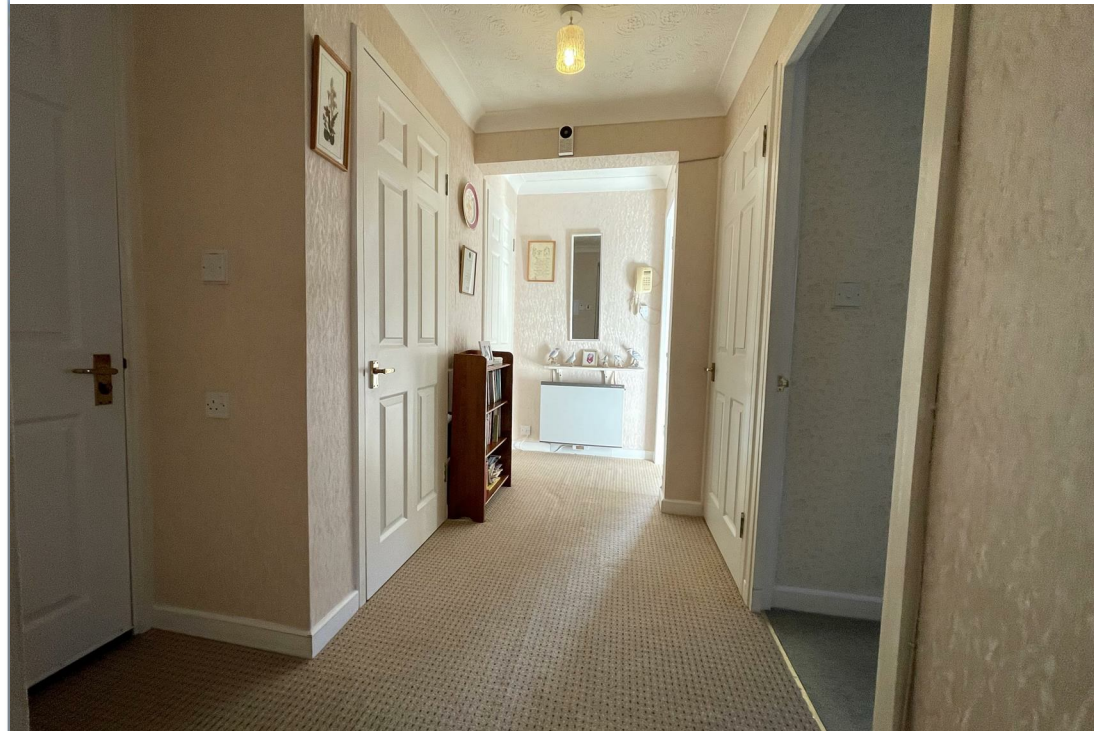
EPC Rating: C

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	83
(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 door at ground floor level with entry phone system to communal entrance with house managers desk, stairs or lift to all floors.

First floor communal landing, door to apartment 10.

Entrance Hall

Coved ceiling, entry phone, emergency call system, telephone point, night storage heater, 3 useful built in part shelved storage cupboards, airing cupboard with light housing hot water tank.

Lounge

13'1" x 12'2" (3.99m x 3.71m)

Coved ceiling, wired for 2 wall lights, a dual aspect room with Upvc double glazed southerly facing window and Upvc double glazed sliding patio doors leading to balcony. Feature fireplace with timber surround marble inset and hearth and coal effect electric fire, entry telephone, telephone and T.V. points.

Balcony

11'6" x 4'0" (3.51m x 1.22m)

Tiled with glazed screen.

From Lounge archway to.

Kitchen

8'8" x 5'11" (2.64m x 1.80m)

Southerly facing Upvc double glazed window to side, fitted with 2 wall units, single bowl single drainer sink with double cupboard under, further double and single base cupboards and drawers with roll edge work tops over, tiled surrounds, space for and electric cooker point, extractor.

Bedroom 1

14'3" x 8'11" (4.34m x 2.72m)

Including built in wardrobes with mirrored folding doors and further single wardrobe. Overhead storage cupboards, Upvc double glazed window, night storage heater.

Bedroom 2

12'5" extending to 14'2" x 8'1" (3.78m extending to 4.32m x 2.46m)

Including built in wardrobe, Upvc double glazed window, night storage heater.

Bathroom

6'8" x 5'7" (2.03m x 1.70m)

Coved ceiling, extractor, panelled bath with electric shower over, low level W.C., vanity wash hand basin with double cupboard under, shaver light, shaver socket, electric wall heater, electric heated towel rail, fully tiled walls.

Tenure

Lease is a125 years from the 1/06/1988 maintenance £4479.55 per year, ground rent £553.68 per year, the maintenance charge includes building insurance, and water rates.

Agents Notes

Agents note 1

Age restriction - single purchasers must be 60 years or over or in the case of a couple the younger person must be over 55 years old.

Agents note 2

PROPERTY DESCRIPTION

There is a transfer fee of 1% of any sale price paid by the seller on completion to First Port.

Material Information.

Additional information not previously mentioned

- Mains electric
- Water and sewage via Bristol and Wessex water, rates included in the maintenance charge.
- Heating via electric storage heaters
- 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

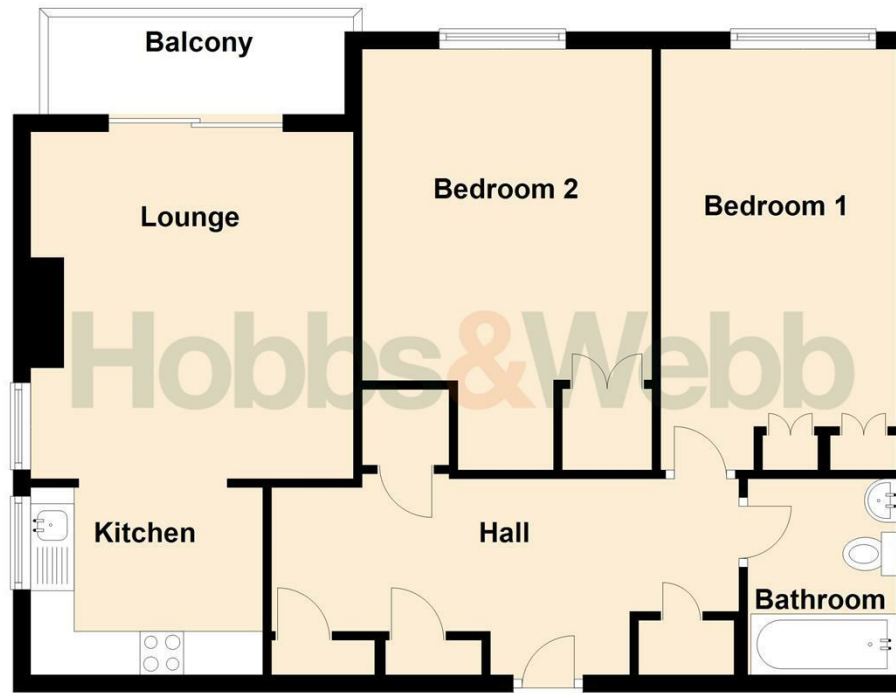






Ground Floor

Approx. 65.7 sq. metres (706.9 sq. feet)



Total area: approx. 65.7 sq. metres (706.9 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 representation either by the Seller or his Agent Copyright Hobbs and Webb
Plan produced using PlanUp.

Hobbs & Webb

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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.