



**Hobbs & Webb**

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

Price £215,000





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 3rd floor purpose built apartment. The property which will require some modernisation 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 22'7 x 11'3" (6.88m x 3.43m) lounge diner with a balcony that provides a sunny seating area, kitchen, 2 double bedrooms, bathroom and separate toilet. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	76	84
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](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

Approached via a communal entrance with security entry phone, lift or stairs to the 3rd floor.

## Communal landing

Door to flat 12

## Entrance hall

Airing cupboard housing hot water cylinder, 2 further built in cupboards.

## Lounge / diner

22'7" x 11'3" (6.88m x 3.43m)

A lovely light westerly facing room with Upvc double glazed window and Upvc patio doors and side panels affording views to Marine lake, Knightstone Island, the bay, Brean Down, Bristol channel, Flat and Steep Holm and the Welsh coast beyond. Night storage heater, electric panel heater, electric fire with tiled inset and timber surround, TV and telephone points, patio doors to.

## Balcony

10'9" x 3'6" (3.28m x 1.07m)

Southerly and westerly facing thus attracting a good deal of sunlight and providing an ideal place to sit and relax, affording views to Marine lake, Knightstone Island, the bay, Brean Down, Bristol channel, Flat and Steep Holm and the Welsh coast beyond.

## Kitchen

12'9" x 6'2"

Upvc double glazed window affording westerly views, fitted with wall cupboards, single bowl single drainer sink with cupboards below, further base

cupboards and drawers with work surrounds over, electric cooker point, plumbing for a washing machine.

## Bedroom1

13'1 x 11'8" (3.99m x 3.56m)

Including Triple wardrobes with mirrored sliding doors, Upvc double glazed window with views to Weston bay, electric wall heater.

## Bedroom 2

13'5 x 9'6" (4.09m x 2.90m)

Upvc double glazed window with views to Knightstone island and Weston bay, electric wall heater, fitted with double and single wardrobes.

## Bathroom

7'2" x 6'2" (2.18m x 1.88m)

Fitted with panelled bath with electric shower over and shower back, pedestal wash hand basin with tiled splash back, shaver light and socket.

## Cloakroom

Low level WC, plumbing for washing machine.

## Outside

Covered allocated parking space and use of visitor parking.

## Tenure

999 from 25/03/1975, Maintenance £1740 per year Ground rent £80

PROPERTY DESCRIPTION













### Third Floor



# 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.