



**Hobbs & Webb**

**KNIGHTSTONE CAUSEWAY**

Weston-super-Mare, BS23 2AD

Price £180,000



A converted apartment set within the old Theatre on the popular knightstone island development. Set in an enviable position, a level walk along Weston sea front with its associated views provides easy access to Weston High street, town centre and train station and other local facilities. Approached via an impressive entrance at ground floor level internal stairs lead to the first floor where the property is situated on the south side of the building. The accommodation has electric heating and double glazing with a double bedroom and bathroom and a good size open plan kitchen living area with doors on to a southerly facing terrace which provides a private seating area and affords view to Weston bay and pier, The Beach Lawns and beyond, there is a covered allocated parking space.

### Local Authority

North Somerset Council Tax Band: C

Tenure: Leasehold

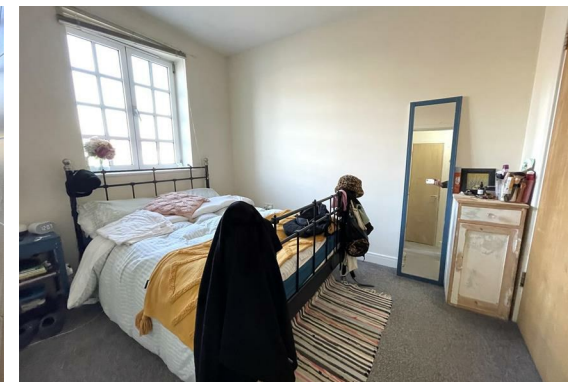
EPC Rating: D

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>	66	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
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

Communal entrance door with entry phone system to, entrance hall with staircase leading to first floor communal landing, door to Apartment 14.

## **Entrance Vestibule**

10'5" x 3'10" (3.18m x 1.17m)

Useful storage facility, door leading to.

## **Entrance Hall**

10'05" x 3'11" plus recess (3.18m x 1.19m plus recess)

Entry telephone, wall mounted electric heater, storage cupboard, airing cupboard with hot water tank.

## **Open plan lounge / diner / kitchen area**

18'0" x 13'10" (5.49m x 4.22m)

Kitchen area with wall and base cupboards and drawers with complimentary work tops, one and half bowl sink with mixer tap over, 4 ring electric hob with electric oven under and extractor hood and light over, integrated fridge, freezer and dishwasher, double glazed window to rear affording views over Marine lake to Weston Hillside.

Lounge / dining area with southerly facing double glazed window to front with views to the pier, Weston bay, The Beach lawns, Uphill and Brean Down, 2 wall mounted electric wall heaters, T.V. and telephone point, double French doors leading to.

## **Balcony / sun terrace**

A southerly facing balcony / sun terrace 8'5" x 4'7" (2.57m x 1.40m)

enclosed by dwarf rendered walling and timber fencing, laid to paving and

providing a delightful seating area with views to the bay, pier, Uphill hill and Brean Down.

## **Bedroom**

10'6" x 8'5" (3.20m x 2.57m)

Plus double built in wardrobe, double glazed window to rear with views over Marine lake to Weston Hillside.

## **Bathroom**

6'10 x 5'9" (2.08m x 1.75m)

White suite of Panelled Bath with mixer tap and mains mixer shower unit over, glazed screen to side, wash hand basin with mixer tap over, low level W.C., tiled surrounds, tiled floor, electric heated towel rail, window to rear with views to Marine lake and Weston Hillside.

Allocated covered parking space.

## **Tenure**

250 year lease from 24/06/2005, maintenance is approximately £2600 per year, the seller informs us that as he holds both an A and B share no ground rent is payable. We are informed pets are now allowed.

## **Material Information.**

Additional information not previously mentioned

- Mains electric,
- Mains water supply Via Bristol and Wessex water
- Heating via individual electric heaters
- Sewerage via mains drainage Bristol and Wessex water

## PROPERTY DESCRIPTION

- 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)

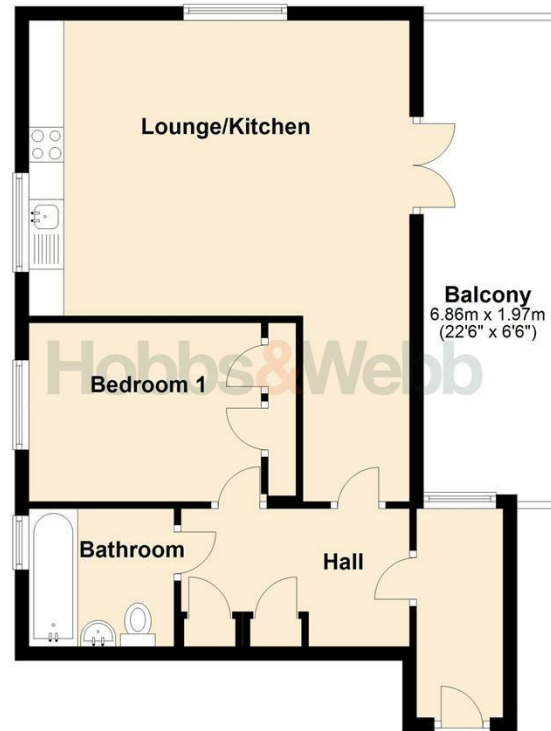






## Ground Floor

Approx. 46.8 sq. metres (503.9 sq. feet)



Total area: approx. 46.8 sq. metres (503.9 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

## 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.