



**Hobbs & Webb**

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

Price £265,000



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 22'8" x 11'9" (6.91m x 3.58m) lounge diner with a balcony that provides a sunny seating area, kitchen, 2 double bedrooms, Shower room 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: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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@hobbsandwebb.co.uk](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

Approached via a communal entrance with security entry phone, lift or stairs to the 2nd floor.

## **Communal Landing**

Door to apartment 8.

## **Entrance Hall**

Double built in cupboard with mirrored sliding doors, double size airing cupboard which is part shelved with a hot water tank, electric wall heater, telephone point, Georgian style glazed door to.

## **Lounge / diner**

22'8" x 11'9" (6.91m x 3.58m)

Feature fire place with log effect electric fire, electric wall heater, T.V. point and telephone point, westerly facing Upvc double glazed window and Upvc double glazed sliding patio doors with views over Marine lake to Knighstone Island, Anchor head, Weston bay, Brean Down, the Bristol, Channel, Exmoor and the Welsh coast.

## **Balcony**

Southerly and westerly facing, affording views and providing a sunny seating area with tiled floor and railings.

## **Kitchen**

12'8" x 6'3" (3.86m x 1.91m)

Westerly facing Upvc double glazed window affording views over Marine lake to the Bristol Channel and Welsh coast beyond, fitted with 2 double wall cupboards, polycarbonate one and a half bowl single drainer sink with mixer tp

over and cupboard under, further base cupboards and drawers, spice rack, integrated 4 ring electric hob with extractor hood and light over and electric oven below, plumbing for a washing machine, roll edge works tops with tiled surrounds.

## **Bedroom 1**

13'1" x 11'1" (3.99m x 3.38m)

Including 3 built in double wardrobes with part mirror fronted doors, Upvc double glazed window with views to Knighstone Island and Weston bay, electric wall heater.

## **Bedroom 2**

13'1" x 9'8" (3.99m x 2.95m)

Upvc double glazed window with southerly views to Weston bay, the pier and beyond, electric wall heater.

## **Cloakroom**

White suite of low level W.C. and wash hand basin.

## **Shower room**

7'0" x 6'2" (2.13m x 1.88m)

Pedestal wash hand basin, shaver socket, tiled surrounds, double size shower cubicle with glazed screen, shower back and electric shower, vinolay flooring.

## **Outside**

Allocated covered parking space and use of visitor parking.

# PROPERTY DESCRIPTION

## 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
- 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](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. 64.9 sq. metres (698.8 sq. feet)



Total area: approx. 64.9 sq. metres (698.8 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

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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.