



9 KNIGHTSTONE THEATRE

Knightstone Causeway, Weston-Super-Mare, BS23 2AD

Price £184,995

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* FANTASTIC MAISONETTE WITH NO CHAIN! * Mayfair Town & Country are thrilled to welcome to the market this fantastic maisonette in the ever desirable and Grade II listed theatre building with stunning views over Marine Lake. Restored in 2007 to create these prestigious residential apartments with secure gated access. Situated on Knightstone Island with only stone's throw access to cafés, restaurants and walks along the promenade. Also conveniently positioned with easy access to transport links including bus links and Weston train station.

The ground floor boasts, entrance hall with storage, downstairs cloakroom, light and spacious open plan kitchen/living room with feature arched windows and doors opening to the perfect entertaining terrace with views of Marine Lake and Beach. The first floor enjoys a light and airy mezzanine style double bedroom with built-in wardrobes and bathroom en-suite with storage. Externally the property benefits from an allocated parking space within a secure communal garage.

We highly recommend a viewing to appreciate what this unique property has to offer.

Situation

- 150 meters - Bus Stop
 - 16 meters - Stones Café
 - 0.42 miles - The Grand Pier
 - 30 meters - Marine Lake Beach
 - 0.67 miles - Tesco Supermarket
 - 0.87 miles - Weston Train Station
- Distances are approximate & sourced from Google Maps

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) A		
(81-91) B		
(69-80) C		
(55-68) D	63	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Secure Gated Access & Parking

Secure vehicular gated and pedestrian entrance with intercom system, electric door entrance to the allocated parking space and bike store. Post boxes and secure main door entrance into;

Communal Entrance

Stairs rising to the first floor landing with flat door opening to;

Apartment Hallway

7'0" x 5'1" (2.13m x 1.55m)

Intercom entry phone, wall mounted electric radiator, store cupboard and doors to;

Downstairs Cloakroom

4'9" x 4'3" (1.45m x 1.30m)

White suite comprising low level WC and wand wash basin with mixer tap over and tiled surround, electric towel radiator and extractor.

Open Plan Kitchen/Living Room

22'8" x 13'11" max (6.91m x 4.24m max)

The Kitchen comprises a range of eye and base level units with complementary worktop space over, one and half stainless steel sink with mixer tap over, inset electric oven and hob with extractor over, space and plumbing for fridge/freezer, washing machine and dishwasher, ample space for dining table and chairs, wall mounted electric radiator and under stair storage area.

The Living Room area enjoys a feature arched window to the rear with doors opening onto the perfect entertaining terrace with views over the beach area of Marine Lake, stairs rising to the mezzanine style double bedroom, radiator, television and telephone point.

Mezzanine Double Bedroom

13'10" x 9'11" (4.22m x 3.02m)

A light and airy mezzanine style bedroom over looking the lounge area with feature windows to front, wall mounted electric radiator, built-in wardrobe, door to;

En-suite

7'5" x 5'8" (2.26m x 1.73m)

White suite comprising low level WC, hand wash basin with mixer tap over and tiled surround, panelled bath with mains shower over and tiled surround, tiled flooring, electric radiator and door to storage cupboard housing the electric hot water heater.

Leasehold Information

We have been advised there is a maintenance charge of £220 per calendar month, which includes the building insurance, communal areas and secure gated access maintenance. We have been advised there is the remainder of a 125 year lease which commenced in 2007. We have been advised there is no ground rent payable.

Material Information

We have been advised the following;

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

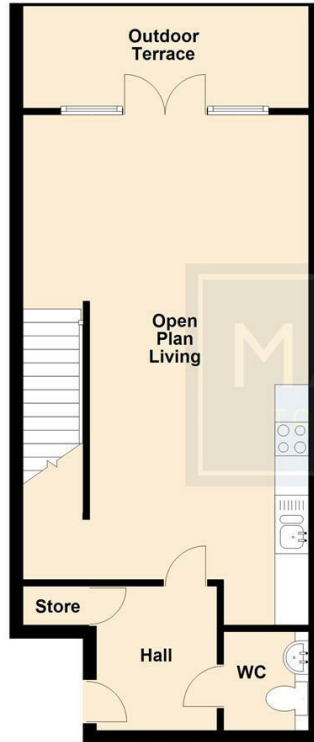
Broadband- For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.

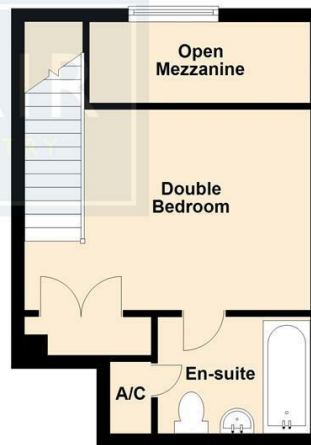
First Floor

Approx. 473.3 sq. feet



Second Floor

Approx. 263.5 sq. feet



Total area: approx. 736.7 sq. feet

For illustrative Purposes Only - all measurements, walls, doors, windows, fittings and appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or their agent. Copyright - Mayfair Town & Country
Plan produced using PlanUp.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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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 affect 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. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

