

**Knightstone Causeway, Weston-Super-Mare, Somerset.
BS23 2AD**

£190,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

HOUSE FOX PRESENTS .. This fantastic and individual apartment offers a great chance to live in the historic theatre building overlooking Marine Lake from its large balcony, 1 double bedroom galleried to the open plan living area, en suite and a cloakroom. The property is approached via a remote controlled gated entrance where the allocated parking bay can be found beneath the building. There are 2 entrances available with stairs up to the first floor and apartment 9 is to be found on the end. An entrance hall has a cloakroom with WC and wash basin and also a useful storage cupboard. The main open plan living area is light and airy with the kitchen part offering a range of wall and base units with worktops over, halogen hob with extractor hood over and electric oven under, spaces for dishwasher, washing machine and fridge freezer and inset stainless steel sink/drainers. Beneath the stairs there is also another great storage area. Upstairs is the double bedroom which is galleried to the living room and has an en suite offering a white suite of WC, wash basin and bath with shower over and a glass screen. Other benefits include modern electric heating, the allocated parking space and offered for sale with no onward chain.

FEATURES

- Fantastic apartment with marine lake views
- Double bedroom with en suite bathroom
- Allocated parking bay
- Large balcony with great views
- Open plan living/kitchen area
- Cloakroom & Entrance Hall
- Council Tax Band - C
- EPC - D



ROOM DESCRIPTIONS

Security Gated Entrance AND Security entry door to the communal hallway

Allocated parking space bay to the underside of the building

Communal Hallway

Feature high ceilings, stairs to the first floor, door to the apartment

Apartment Entrance Hall

Wall mounted heater, cupboard, security entry phone, doors to the lounge/kitchen and cloakroom

Cloakroom

Low level WC, wash hand basin, heated towel rail

Open Plan Living

22' 8" x 13' 7" (6.91m x 4.14m) Lounge area: Stairs to the gallery style bedroom, wall mounted heater, double doors to the balcony with double glazed windows either side giving views over the beach area of Marine Lake. Kitchen: Sink unit, floor and wall units, spaces for fridge/freezer, dishwasher, washing machine, built in oven and hob, plus a recessed under stairs storage area.

Balcony

Paved balcony with views over the beach area of Marine lake

Double Bedroom

14' 2" x 9' 8" (4.32m x 2.95m) A gallery style bedroom over looking the lounge area. Wall mounted heater, wardrobe, double glazed window, door to the en-suite bathroom.

En Suite to Bedroom

Bath with shower over and shower screen, wash hand basin, low level WC, spotlights, door to the cupboard.

Parking

Allocated parking bay to ground level

Please Note

Management fee £220 a month
Lease is 125 years from 2007
Ground rent £100 per year

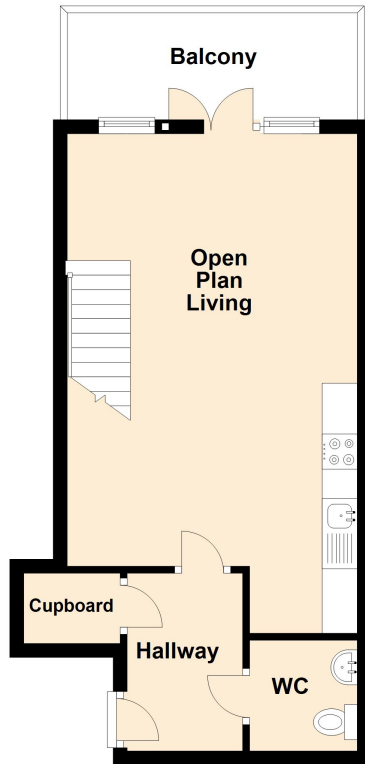
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FLOORPLAN & EPC

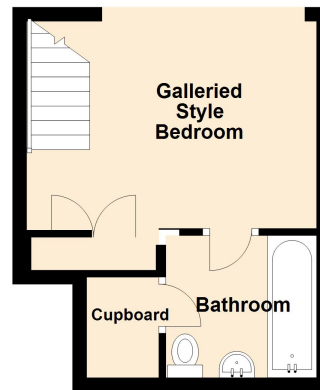
Floor Plan

Approx. 30.8 sq. metres (331.7 sq. feet)



First floor of the apartment

Approx. 19.7 sq. metres (212.1 sq. feet)



Total area: approx. 50.5 sq. metres (543.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales		
	EU Directive 2002/91/EC	