

Madeira Court, Knightstone Road, Weston-Super-Mare,  
Somerset. BS23 2BH

£120,000 Leasehold

FOR SALE



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 **HOUSE FOX**  
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## PROPERTY DESCRIPTION

HouseFox Estate Agents are pleased to present this spacious one-bedroom, purpose-built, first-floor retirement apartment, exclusively for those aged 60 and over, offering delightful direct sea views from both the balcony & most windows.

The accommodation which has been freshly re-decorated briefly comprises: an entrance hall, a generously sized lounge, kitchen, a bathroom, and one double bedrooms and two convenient storage cupboards.t. Each apartment benefits from an allocated parking space at the front, with ample additional parking available for visitors.

The highly regarded Madeira Court provides residents with complimentary access to a ground-floor guest lounge and a top-floor viewing lounge, complete with a seating area and balcony offering breathtaking panoramic views over Weston-super-Mare, the bay, and beyond, all accessible via the building's lift.

Situated opposite Marine Lake and within walking distance of Weston town centre, the property benefits from excellent transport links, including bus and rail services, as well as a variety of local amenities and shops, such as those found in the Sovereign Centre.

Offered with no onward chain complications this bright and airy retirement apartment truly warrants an internal inspection to be fully appreciated.

## FEATURES

- Purpose Built Apartment
- Freshly Re-decorated Throughout
- One Double Bedroom
- First Floor with Sea Views
- Balcony
- No Chain Complications
- Over 60's only
- Council Tax - Band B
- Leasehold
- EPC - B



## ROOM DESCRIPTIONS

### Communal Entrance

Communal entrance via door entry system. Two lifts and staircase access to first floor.

Communal hallway. Front door to flat into:

### Accommodation

Entrance Hall Phone entry system. Emergency call device. Door to large walk-in cupboard housing the electric water heater and meters.

### Lounge

Fire surround with marble effect inset and hearth. 2 wall lights. Night storage heater. TV point. Coved ceiling. Emergency pull cord. Dual aspect with tilt and turn double glazed window to side and double glazed patio doors opening onto the:

### Balcony

with glazed panel railings and a tiled floor. Views of the Grand Pier, Weston Bay and beyond.

### Kitchen

Front aspect uPVC double glazed tilt and turn window. Recently fitted 'Wren' kitchen with a large range of white floor and wall units with work surfaces and tiled splashbacks. Single drainer sink unit. Vinyl flooring. Inset 4 ring induction electric hob with extractor fan above and two deep drawers below.

### Bedroom

Front aspect uPVC double glazed tilt and turn window. Two wall lights. Built in wardrobe with folding mirrored doors. Night storage heater. Emergency pull cord.

### Shower Room

White suite of double shower enclosure with electric shower, low level WC and vanity wash hand basin with mirror over. Heated towel rail and fan heater. Fully tiled walls. Vinyl floor. Extractor fan. Emergency pull cord.

### The Development

Madeira Court was constructed by McCarthy & Stone (Developments) Ltd in a sea front position and comprises 66 properties arranged over 7 floors each served by lift.

The Development Manager can be contacted from various points within each property in the case of an emergency.

For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system.

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

### Additional Information

#### Tenure

125 years lease from 1988.

Residential - over 60s.

Management fees of £1,589 per six months to include buildings insurance, general maintenance, communal cleaning, gardening, window cleaning, full time manager, care line, communal laundry room and lounge and water rates Ground rent of £ 249.16 per six months.

Non allocated parking.

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property

Please confirm all above with your solicitor - information believed correct.



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