

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

**£200,000 Leasehold**

**FOR SALE**



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## PROPERTY DESCRIPTION

House Fox Estate Agents are pleased to present this duplex apartment situated on the prestigious Knightstone Island complex on Weston-super-mare seafront, impeccably maintained and offering a contemporary take on seafront living.

Nestled within a secure complex, this exceptional property boasts a gated entrance and off-street parking, coveted amenities in this highly sought-after locale.

The splendid loft style apartment spans two floors, featuring an impressive open plan kitchen, living, and dining area with vaulted ceilings that serves as the focal point of the residence. Large windows flood the room with natural light.

The lower level with welcoming entrance hall, comprises two double bedrooms (primary with en-suite shower room) plus a bathroom, and staircase leading to the upper floor.

Recently the property has largely been re-carpeted and is presented in excellent order throughout, together with the communal areas which have also just been refurbished to a high standard.

Knightstone Causeway is a premier development on Weston sea front & the property is located in 'The Baths' which was converted in 2008 and constructed from the old swimming baths. From the property there is easy access to local shops, cafes, restaurants, local bus routes and of course the famous seafront & pier.

This super duplex apartment is sure to attract much attention & we recommend an early viewing in order to fully appreciate all this unique property has to offer.

## FEATURES

- Loft Style Duplex Apartment
- Two Double Bedrooms
- Open-plan Living/Dining /kitchen to First Floor
- En-suite to Primary Bedroom
- Excellent Decorations + Finishings
- Secure Parking
- Premier Sought-after Location
- EPC - E
- Council Tax - Band D
- Leasehold balance of 250 years



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall:

Staircase ascending to the first floor accommodation with large storage cupboard under providing valuable storage space. Further airing cupboard housing hot water system. Doors to both the bedrooms & bathroom.

#### Bedroom 1:

Double room with window to side overlooking the courtyard. Integral double wardrobe. Door to:

#### En Suite Shower Room:

Fully tiled shower cubicle with thermostatic mixer shower over, low level wc, wash hand basin with mixer taps, ceramic tiled floor, display ledge, heated towel rail and tiling to splashbacks.

#### Bedroom 2:

Double room. Window to side overlooking the courtyard.

#### Bathroom:

Comprising modern white suite of panelled bath with thermostatic mixer shower over and glass screen to side, wash hand basin with mixer taps, low level WC. Ceramic tiled floor, heated towel rail and tiling to splashbacks.

### First Floor

#### Living/Dining Room:

Good size room which extends to over 25' in length with equally impressive vaulted ceiling. This affords a great sense of airiness and is a remarkably bright space, even on a dull day. Original beams and metal supports give a nod to the buildings past. This room has been recently re-carpeted throughout.

#### Kitchen:

Range of floor and wall units with roll edge worksurfaces over and tiling to splashbacks. Inset stainless steel one and a half bowl sink with central mixer taps, plumbing for washing machine, built in electric fan assisted oven with hob & extractor over, plinth heater, integrated fridge/freezer, ceiling spotlights, pelmet lighting, ceramic tiled floor and window to side.

### Outside & Parking

Secure gated access with intercom entry system affords access to the attractive communal gardens which are well looked after.

A further secure door for access into the recently refurbished communal hallways.

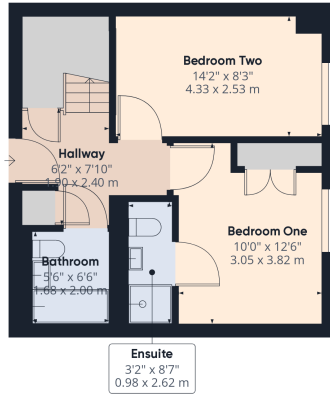
Another gate afford access into the UNDER COVER PARKING AREA: where the apartment has an allocated space.







# FLOORPLAN & EPC



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
792.34 ft<sup>2</sup>  
73.61 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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