



40a  
St. Thomas Street Weymouth, DT4 8EH  
Asking Price £190,000 Leasehold

Flat

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## 40a , St. Thomas Street Weymouth, DT4 8EH

This spacious and light 2 double bedroom 1st floor flat that comprises of open plan living room/ dining room and kitchen, large bathroom and 2 double bedrooms. The flat benefits from electric heating and hot water, air conditioning units in the living room and bedrooms as well as having double glazed UPVC sash style windows.

The flat is situated in the heart of Weymouth's town centre close to local amenities to include Tesco's, banks and an array of local and national retailers. The harbour and Weymouth's award-winning beaches are only a short walk away.

Vacant possession and no forward chain.



### Living Room

**21'3" x 14'4" (6.48m x 4.39)**

Large room with 2 UPVC style sash windows and air conditioning/ heating unit

### Kitchen

**11'4" x 8'5" (3.46m x 2.57m)**

Comprising eye and base level storage units with worktops over. Fitted 1 and half stainless-steel sink unit, electric hob with extractor over, built in oven below, there is a fridge freezer and dishwasher.

### Bathroom

**8'2" x 7'10" (2.50m x 2.41)**

Comprising of a modern white suite consisting of low level wc, wash hand basin and bath with shower over and glass screen

### Bedroom 1

**16'10" x 9'0" (5.14m x 2.76m)**

A double bedroom with front aspect and air conditioning/ heating unit

### Bedroom 2

**16'10" x 8'9" (5.14m x 2.68m)**

A double bedroom with front aspect and air conditioning/ heating unit

**EPC Band - TBC**

**Council Tax Band - A**



### Lease Information

The lease is approx. 113 years left of a 125 year lease\*

Ground Rent of £50pa\*

Service Charge of £816.34pa\*

The lease allows AST\* and pets\*. (\*This information was provided by the seller and has not been checked or verified)

### Legal Disclaimer

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. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

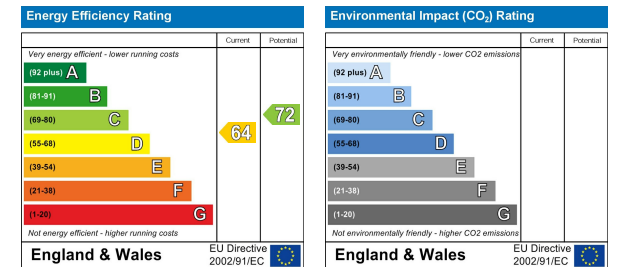
## Area Map



## Floor Plan



## Energy Efficiency Graph



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