



Commercial Road
Weymouth, DT4 8AQ

Asking Price £299,500 Share of Freehold

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A superb penthouse apartment located in this very popular and convenient position in the town centre. The property has stunning views over the inner harbour, a lift and entryphone, with open plan living space, two bedrooms, modern fitted kitchen with appliances, bathroom and en-suite shower room to the same level, and staircase to the upper floor with a large study room and separate cloakroom. The property has electric heating, and its own generous size garage, being sold with vacant possession and no forward chain. Must be viewed.

ENTRANCE HALL

Wall mounted heater, entryphone, and smoke alarm.

LIVING SPACE

21'3" x 19'8" (6.50m x 6m)

Three window to front with stunning views of Weymouth's inner harbour, wall mounted heater, two large fan lights, stairs with under storage.

KITCHEN AREA

A modern range of eye level base and wall units, wash hand bowl with mixer tap, there are integrated appliances including a double oven, induction hob with extractor above, fridge freezer, washer dryer, and dish washer, under under lighting.

BEDROOM ONE

12'5" x 10'2" (3.80m x 3.10m)

Window to rear, wall mounted heater,.

EN-SUITE SHOWER ROOM

Modern suite comprising of glazed walk in shower cubicle, low level WC, wash hand basin with storage below, tiled splash backs, chrome heated towel rail, and extractor fan.





BEDROOM TWO

12'5" x 11'5" (3.80m x 3.50m)

Window to rear, wall mounted heater, and electric cupboard.

BATHROOM

Modern suite comprising of a panel bath with mixer tap and hand shower attachment, low level WC, wash hand basin with storage below, tiled splash backs, chrome heated towel rail, airing cupboard housing hot water cylinder, and extractor fan.

STAIRS TO TOP FLOOR

STUDY/SECOND RECEPTION ROOM

20'11" x 12'8" (6.40m x 3.87m)

Two windows to rear, wall mounted heater, door to communal service access, and door into:

CLOAKROOM

Wash hand basin, low level WC, extractor, and door to storage cupboard.

OUTSIDE

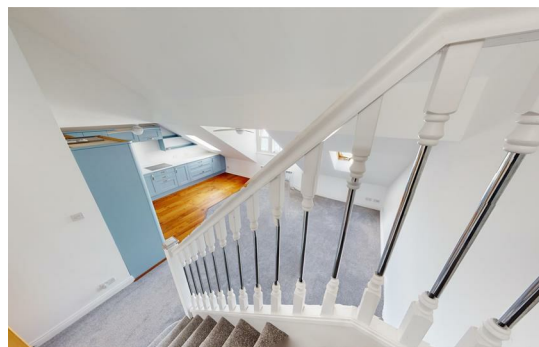
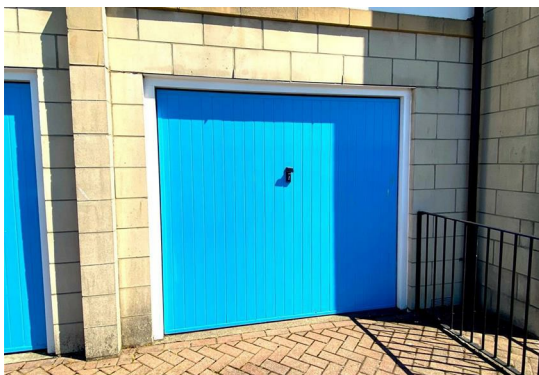
To the front of the building there is a generous size single garage measuring 5.50m x 3.20m (18' x 10'6").

To the rear of the property there is a bin store.

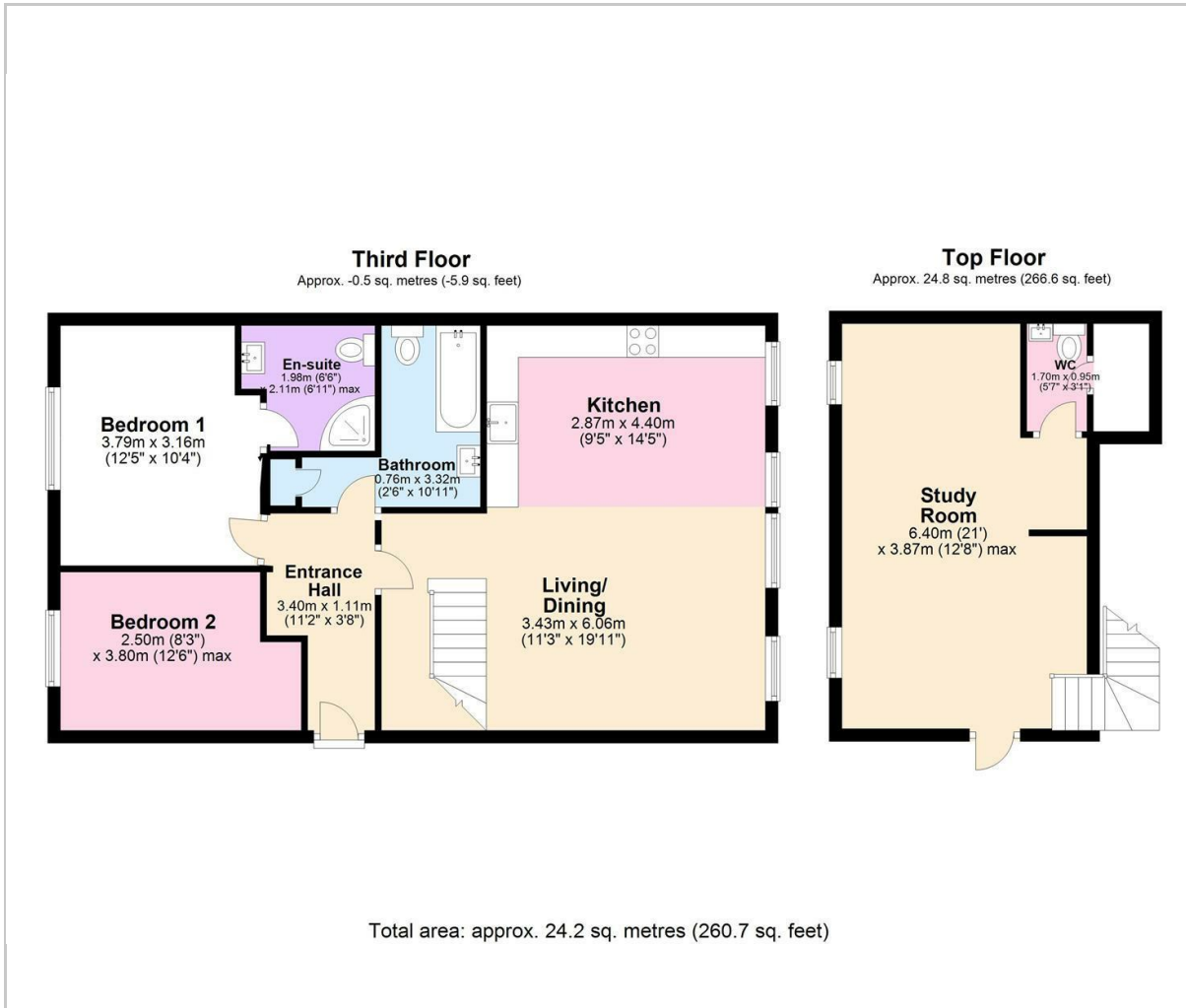
LEASE DETAILS

The property is shown on a 999 year lease from December 1998 with an annual peppercorn rent and service charge of £1,600 per annum approximately.

COUNCIL TAX BAND E



Floor Plan



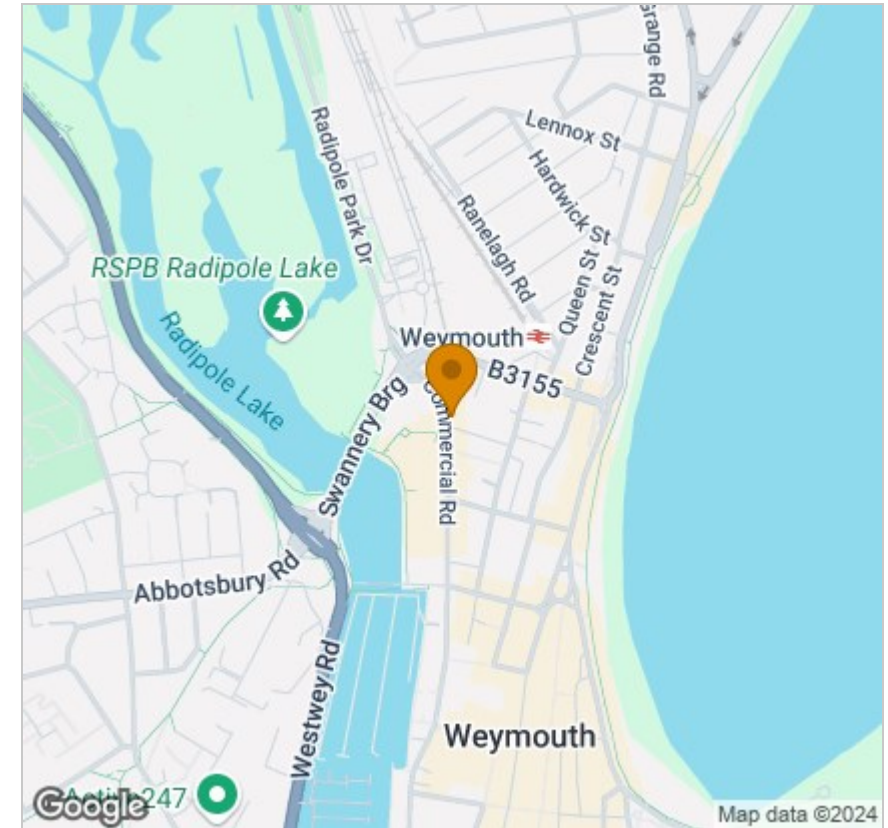
Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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.

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Area Map



Energy Efficiency Graph

