



78 St. Leonards Road  
Weymouth, DT4 8LB

**£135,000 Share of Freehold**

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**78 St. Leonards Road**  
Weymouth, DT4 8LB

A spacious one Bedroom ground floor flat, located in this convenient position in Chapelhay. Just a short walk to the Harbour Area and the Town Centre there are also local amenities close by. The property has a fitted kitchen, modern bathroom and a courtyard garden area to the rear with access to an allocated off road parking space. There is gas central heating and UPVC double glazed windows.

**Lounge**  
11'9" x 12'5" (3.60 x 3.80)  
Door to under stairs cupboard

**Bedroom**  
12'5" x 10'9" (3.80 x 3.30)  
Built in cupboard

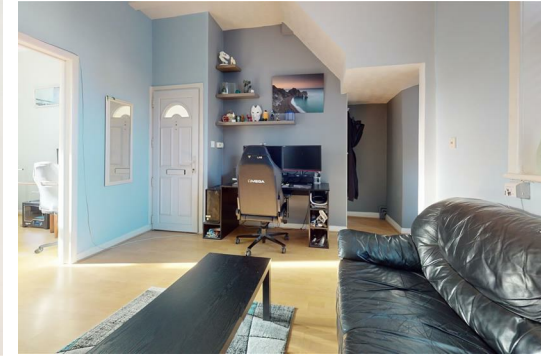
**Kitchen**  
10'9" x 7'10" (3.30 x 2.40)

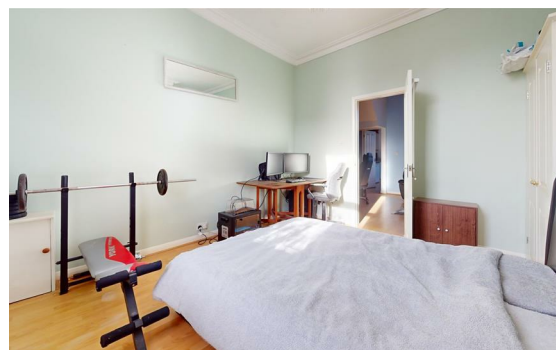
Fitted with range of units comprising sink unit set into worktop with cupboards below with cup, wall mounted cupboards, 5 ring gas hob electric oven, door to rear courtyard garden plumbing for washing machine space for fridge

**Bathroom**  
8'6" x 7'10" (2.60 x 2.40)  
Three piece suite with p shaped shower bath, wash hand basin set on cabinet low level WC towel radiator

**Courtyard Garden**  
26'10" x 6'10" (8.20 x 2.10)  
With rear pedestrian access

**Parking**  
One space to the rear





### Lease Details

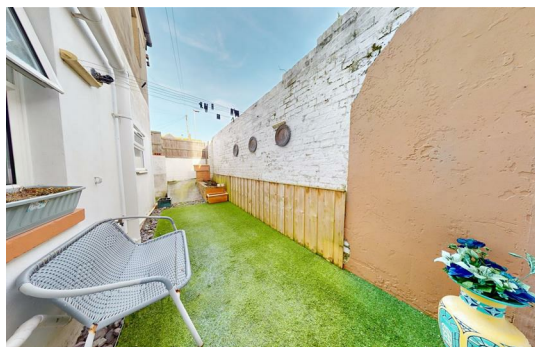
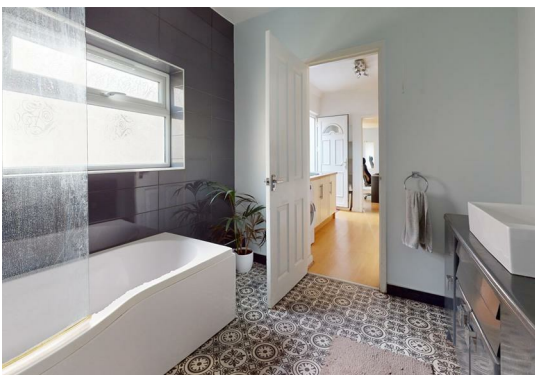
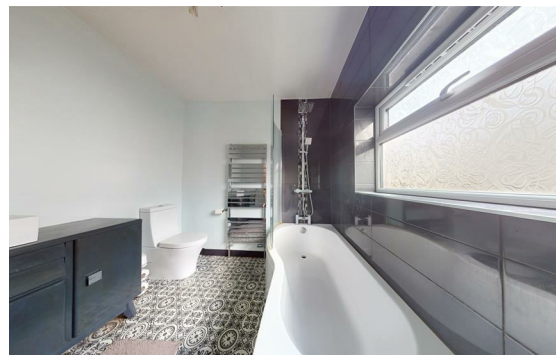
Freehold shared between the three flat owners, all maintenance split 3 ways £0 ground rent  
The original lease was for 999 years from 1988

### Council Tax

Band A with Dorset Council

### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



## 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.**

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35 St Thomas Street, Weymouth, DT4 8EJ  
Tel: 01305 776 666 Email: [property@hgh.co.uk](mailto:property@hgh.co.uk) [www.hgh.co.uk](http://www.hgh.co.uk)

## Area Map



## Energy Efficiency Graph

