



Flat 1 14 Bond Street  
Weymouth, DT4 8HF

Asking Price £105,000 Leasehold

Flat



## Flat 1 14 Bond Street, Weymouth, DT4 8HF

This light and airy 1 bedroom first floor flat is well-presented and situated within a stone's throw of Weymouth's Award-winning beach and Esplanade.

The flat is above a retail unit and off a side street to the main town centre where you will find a selection of national and independent retailers.

The flat is vacant and will come with a newly created 999 year lease with peppercorn ground rent.



### Living Room/ Kitchen 14'6" x 13'11" (4.43m x 4.26m)

An open plan living room with feature bay window and secondary glazing, electric heater and a small cupboard housing the utilities. The kitchen area has white gloss wall and base units with worktops over, electric hob, sink unit with chrome taps and space for an appliance.

### Bedroom 12'3" x 7'4" (3.74m x 2.25m)

The bedroom is double with rear view window and electric heater

### Shower Room

A corner shower with glass surround, low level wc and wash hand basin.

### Storage Cupboard

Off the entrance hall there is a communal bin store room and a storage cupboard with power and plumbing for a washing machine etc.

### Bin Store

Communal Bin Store with light, power and wash hand basin.

### Lease Details

There is a new 999 year lease with a peppercorn ground rent to be created on



completion. The service charge will circa £50pcm and you will have the option to buy the freehold for a small fee.

### EPC - Grade E

### Council Tax Band - A

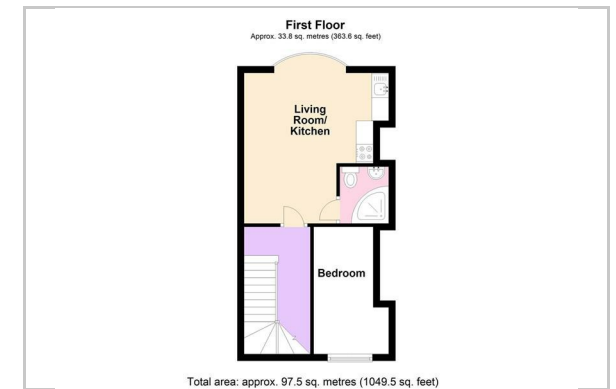
### Legal Disclaimer

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.

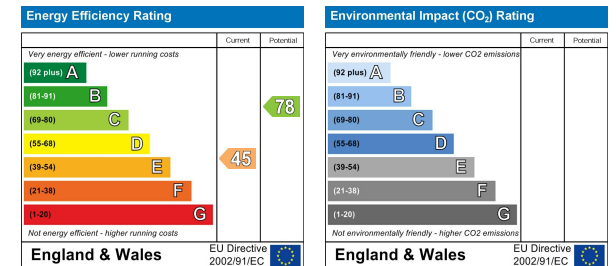
## Area Map



## Floor Plan



## Energy Efficiency Graph



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