



23 Passage Close
Weymouth, DT4 9GE

Asking Price £219,950 Leasehold

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A two bedroom purpose built first floor flat located at Ferrybridge close to Portland Harbour home of the sailing events for the 2012 Olympics and the National Sailing Centre also close to Chesil Beach and the Fleet lagoon. The property offers modern well proportioned two bedroom accommodation with a balcony accessed from the lounge there are also some views to Chesil Beach from the kitchen and Bedroom 2 which has access to a dressing room. There are excellent local amenities available within Wyke Regis and access to the Rodwell Trail close by giving a walking and cycling access into Weymouth. internally the features include upvc double glazed windows, electric heating and there is also allocated parking.

Entrance Hall

Built in storage cupboard also housing hot water cylinder

Lounge

15'10" x 13'6" (4.83 x 4.13)

Double doors opening to balcony

Balcony

8'4" x 4'11" (2.55 x 1.50)

Views to the side to the Fleet & Chesil Beach

Kitchen

12'7" x 7'8" (3.86 x 2.34)

Modern white units comprising sink unit set into work tops with drawers and cupboards below, wall mounted cupboards, electric hob with double oven below, integrated washing machine, dishwasher, space for fridge freezer. Views across commercial site to the rear to Chesil Beach

Bedroom 1

11'2" x 11'0" (3.41 x 3.37)

Bedroom 2

11'0" x 10'7" (3.36 x 3.25)

Views across commercial site to the rear to Chesil Beach

Dressing Room

8'2" x 7'1" (2.50 x 2.16)

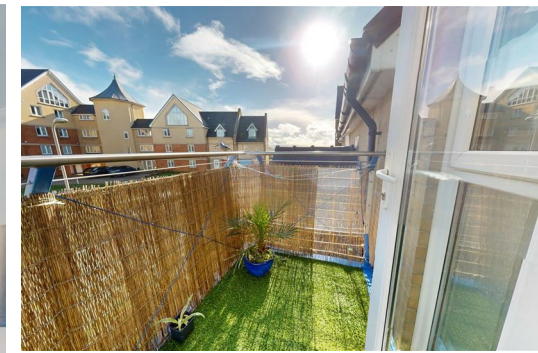
Bathroom

8'3" x 7'1" (2.53 x 2.16)

Fitted with modern white suite with shower bath with curved screen wash hand basin and WC complimentary wall tiling

Parking

One allocated parking space, there are also shared visitor spaces





Outside

Communal garden and grassed area

Lease Details

Held on a 999 year lease from 2007 with 982 years remaining
Ground rent £100 per annum
Current maintenance charge £1312 per annum

Council Tax

Band C with Dorset Council

Construction

Traditionally built with cavity walls with brick elevations under a tiled pitched roof

Flood Risk

Rivers & sea very low risk, surface water medium risk

Utility Supplies

Mains electricity, water and drainage are connected, water supply is metered there is no gas

Phone and Broadband signal strength and coverage

Vodafone, EE & O2 signals are strong, 3 is average signal

TV, Sky & BT are available Virgin in not available

Broadband est standard 3 mbps superfast 16 mbps, Fibre Broadband has also just been connected to Passage Close but is not yet assessed

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