





THE  
**CHANDLERS**

4

4 Chandlers Apartments

4 Westerhall Road Weymouth, DT4 7SZ

Asking Price £225,000 Leasehold

 2  2  1  E

## 4 Chandlers Apartments

4 Westerhall Road Weymouth, DT4  
7SZ

A spacious two bedroom first floor apartment located in this popular and convenient position at Greenhill. The property has a modern fitted kitchen, dining and living space, two bedrooms both with en-suite shower rooms, a separate cloakroom, electric heating, UPVC double glazed windows, entry phone, and a generous size allocated parking space. the property is being sold with no forward chain..

### ENTRANCE HALL

Entryphone, sensor spotlighting, and 'Kardean' flooring, and door to:

### CLOAKROOM

Low level WC, wash hand basin, storage cupboard and extractor fan.

### OPEN PLAN LIVING AREA

23'11" x 11'1" (7.30m x 3.40m)

Double aspect room with bay window to front, two wall mounted radiators, spotlighting, 'Kardean' flooring, feature exposed brick work wall, excellent range of fitted high gloss floor and wall units with wooden working surfaces, matching breakfast bar with ceramic hob and extractor hood above, built in double electric fan oven, integrated fridge freezer and washing machine, and shelving.

### BEDROOM ONE

9'1" x 8'6" (2.77m x 2.60m)

Window to rear, wall mounted radiator, and spotlighting.

### EN-SUITE SHOWER ROOM

White suite comprising of a glazed walk in shower cubicle, with wall mounted shower, pedestal wash hand basin, low level WC, extractor fan, light and shaver point with wall mirror, and fully tiled walls.

### BEDROOM TWO

9'1" x 8'6" (2.77m x 2.60m)

Window to rear, wall mounted radiator, and spotlighting.





### **EN-SUITE SHOWER ROOM**

White suite comprising of a glazed walk in shower cubicle, with wall mounted shower, pedestal wash hand basin, low level WC, extractor fan, light and shaver point with wall mirror, and fully tiled walls.

### **OUTSIDE**

There is a generous parking space to the front of the property.

### **SERVICE CHARGE & LEASE**

£1,366.97p per annum approximately with a ground rent of £350.00 per annum  
125 year lease from 2017

### **COUNCIL TAX**

Band A

### **OTHER INFORMATION**

Construction  
Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 14 mbps

Superfast 80 mbps

Flood Risk

Rivers & Seas Very Low

Surface Water Low

Services

The property is supplied with mains electricity and water, and mains drainage.

### **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.

## 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.

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

