



Flat 24, Swallow Court 77 Abbotsbury Road
Weymouth, DT4 0AQ

Asking Price £115,000 Leasehold

Flat



Flat 24, Swallow Court 77 Abbotsbury Road, Weymouth, DT4 0AQ

A one bedroom ground floor flat situated within half a mile of Weymouth town centre with many local amenities close by including convenience store, doctors surgery, Asda supermarket, Post office and bus service to Weymouth town centre. Internally the property is in need of some light decorating, ideal for first time buyer/Investment buyer.



Entrance Hall

Economy 7 Electric Storage Heater

Living Room

13'5" x 8'11" (4.11m x 2.73m)

Front Aspect Window, Economy 7 Electric Storage Heater, Telephone Point and TV Point with Wired Satellite feed.

Kitchen

8'11" x 6'2" (2.73m x 1.88m)

Fitted with a range of eye ad base level units with worktop space and cupboards below, single drainer sink unit with mixer tap, plumbing for washing machine, space for fridge freezer unit, electric fan assisted oven, 4 ring electric hob with extractor hood. High level window and airing cupboard with hot water tank.

Bedroom

9'7" x 8'0" (2.93m x 2.46m)

Front aspect window and wired oil filled heater

Bathroom

7'2" x 6'1" (2.2 x 1.86)

Three piece bathroom suite comprising a panelled bath with electric shower overhead, pedestal wash hand basin, WC, electric shaver point, predominately tiled with a high level window.

Outside

This property has an allocated parking space and visitors spaces.

Lease and Service Charge

£230.00 per quarter

Lease: 965 years

From 29/08/1991-29/09/2988

Council Tax

Band A

Other Information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 16 mbps

Superfast 80 mbps

Ultrafast 1000 mbps

Flood Risk

Rivers & Seas Very Low

Surface Water High

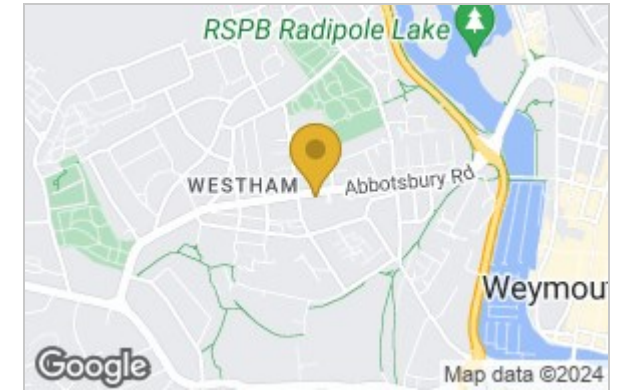
Services

The property is supplied with 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.

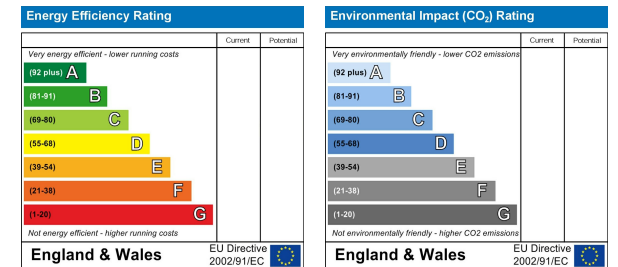
Area Map



Floor Plan



Energy Efficiency Graph



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. 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 www.hgh.co.uk