



1 Glenburn Court
42 Preston Road Weymouth, DT3 6PZ

£345,000 Leasehold - Share of Freehold

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A lovely two bedroom ground floor flat with a west facing terrace to the front located off Preston Road a short walk from the Beach at Overcombe Corner. Internally the flat offer spacious and well proportioned accommodation benefitting from two double bedrooms and an en suite shower room to bedroom 1, the Lounge is ample sized with French doors on to a west facing paved terrace to the front, The kitchen is well fitted and includes a range of built in appliances plus space for a table. There is gas central heating and Double glazed windows and the flat has been well maintained, There are good local amenities available close by within Preston including doctors surgery and convenience stores and access to level walks through the Lodmoor Bird Reserve or along the beach to Greenhill. Outside to the rear there are attractive communal gardens with patio are lawn and well stocked borders. Offered for sale vacant with no forward chain.

Entrance Hall

Walk in storage cupboard

Lounge

4.61 x 3.65

French doors to west facing terrace

Terrace

2.80 x 1.90

West facing paved terrace

Kitchen

3.60 x 3.10

Fitted with range of kitchen units comprising one and a half bowl sink unit set into worktops with drawers and cupboards below, wall mounted cupboards, range of built in appliances including Integrated fridge freezer, washing machine and dishwasher, eye level oven and gas hob, space for table

Bedroom 1

4.04 x 4.00

Extensive range of built in bedroom furniture with wardrobes and chest of drawers

En Suite Shower Room

2.40 x 1.42

Fitted with white suite comprising large shower wash hand basin and WC, full height wall tiling

Bedroom 2

3.61 x 3.58

Bathroom

Fitted with White suite comprising panel bath wash hand basin and low level WC chrome towel radiator, full height wall tiling, rotating storage unit.





Share of Freehold, Lease Details & Service charge

The flat is sold with a share of the freehold, held on a 500 year lease from approximately 2003

Service Charge is £2160 for the current year or £180 per month, Ground rent is £0

Parking

One allocated parking space plus there is visitor parking spaces

Utility Supplies

Mains gas, electricity water & drainage are all connected

Communal Gardens

Attractively laid out communal garden to the rear with patio area, lawn and well stocked borders

Council Tax

Band D with Dorset Council

Construction

Traditional cavity construction under a pitched roof

Flood Risk

No risk from rivers & sea, low risk from surface water

Phone and Broadband signal strength and coverage

Mobile phone signal strong O2 average signal for Vodafone, EE & 3

Sky & BT tv is available, Virgin tv is not available

Broadband speeds standard 16 mbps Superfast 80 mbps, ultra fast 1000 mbps

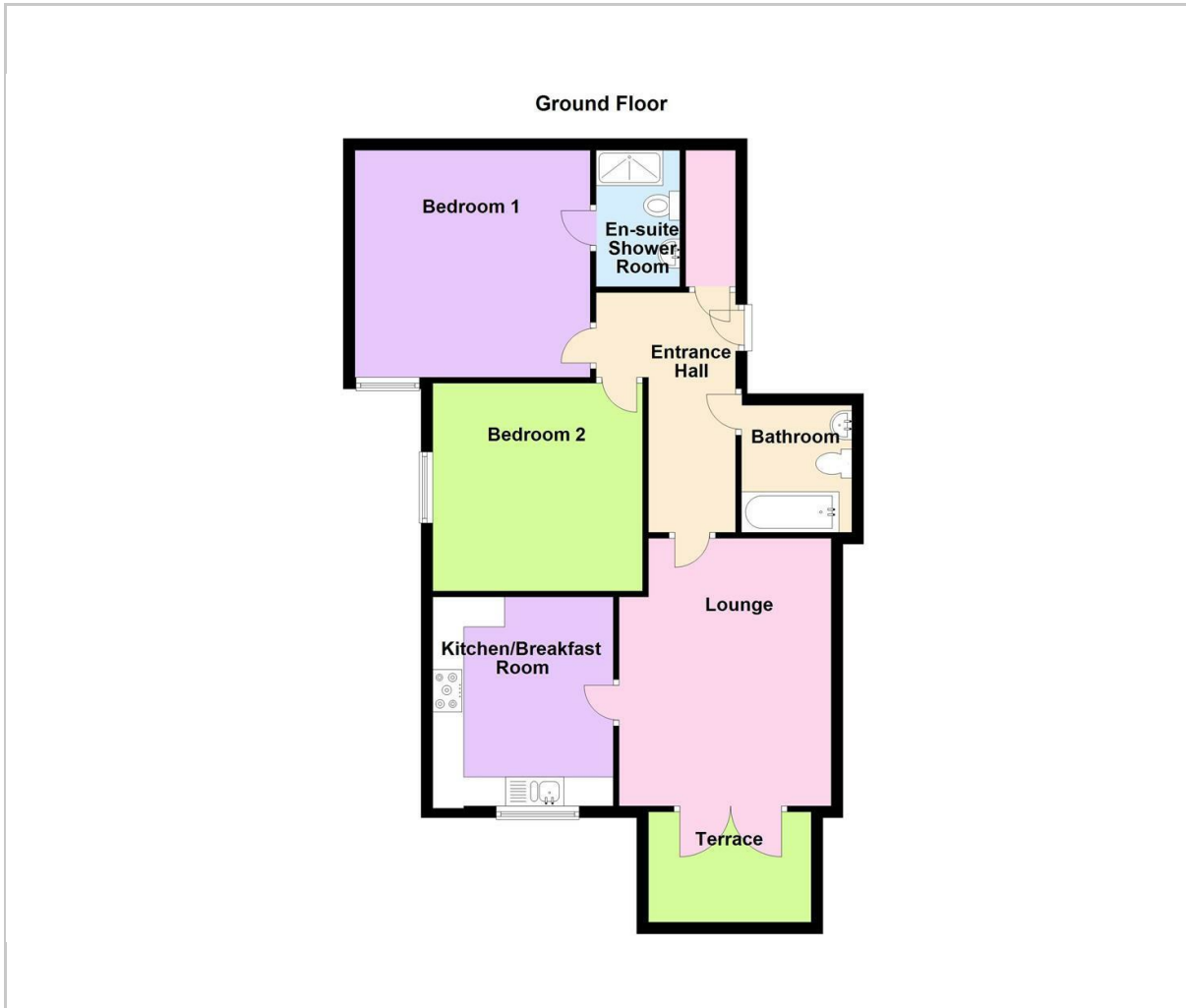
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of

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

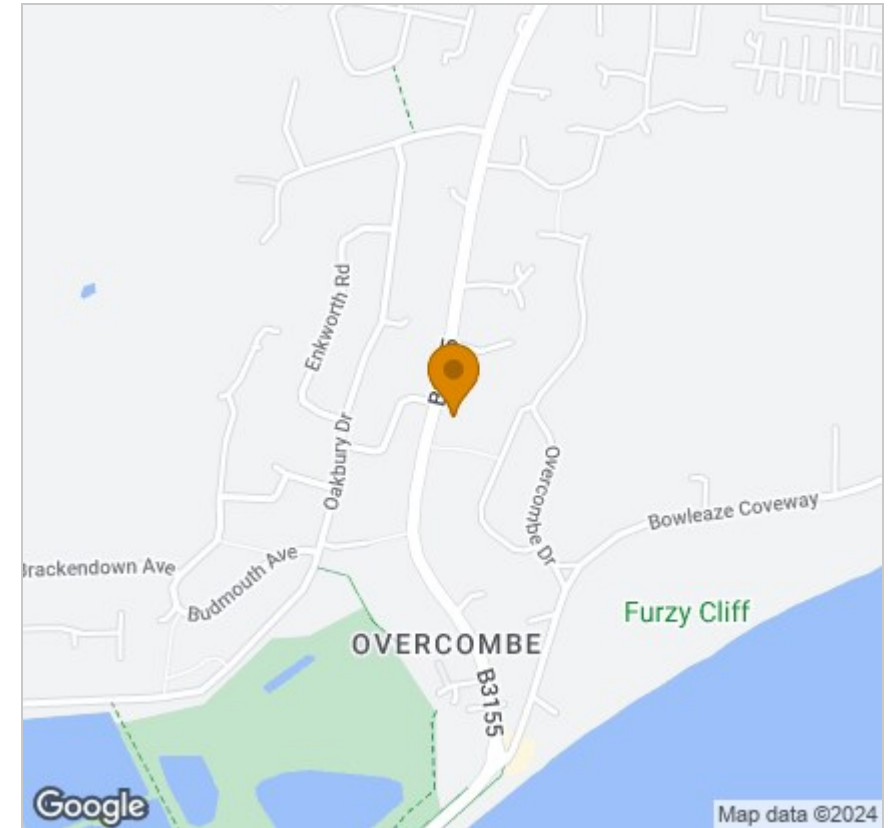


Viewing

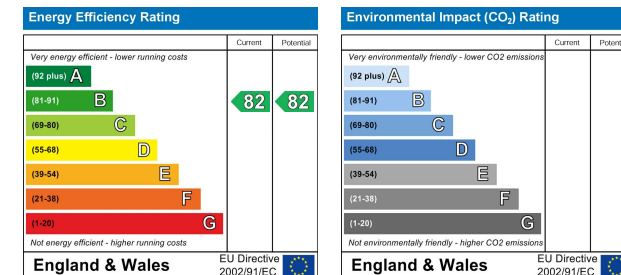
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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