



Hull
Gregson
Hull **FOR SALE**
www.hgh.co.uk 01305 776666

10 Wedgewood Road
Weymouth, DT4 0GB

Asking Price £185,000 Leasehold

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10 Wedgewood Road

Weymouth, DT4 0GB

A well presented 2 bedroom first floor apartment with easy walking distance of local shops and amenities as well as Weymouth's mainline bus route. This property is being offered as a vacant possession with no onward chain and would make a fantastic Buy-to-Let investment opportunity, First time buy or downsize property. The property further benefits from allocated parking and phone entry system.

Entrance Hall

Doors to:

Kitchen area

9'0" x 8'1" (2.75 x 2.47)

Livingroom

15'5" x 12'0" (4.71 x 3.68)

Bedroom 1

9'10" x 13'11" (3.0 x 4.26)

Front aspect window with radiator underneath and built in wardrobe

Bedroom 2

10'8" x 7'0" (3.26 x 2.15)

Rear aspect window with radiator

Shower room

Single shower cubicle, WC, wash hand basin and side aspect window.

Outside

Communal grounds wrapping around the property with an allocated parking space.

Service Charge

T.B.C

Lease

125 Year lease from 1st July 2002, 103 years remaining.





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 - No Risk

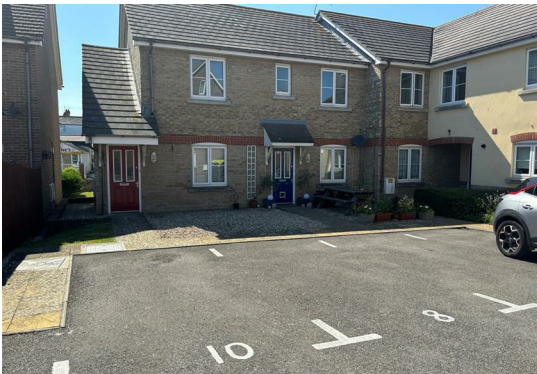
Surface Water - Very Low

Services

The property is supplied with mains gas, 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan

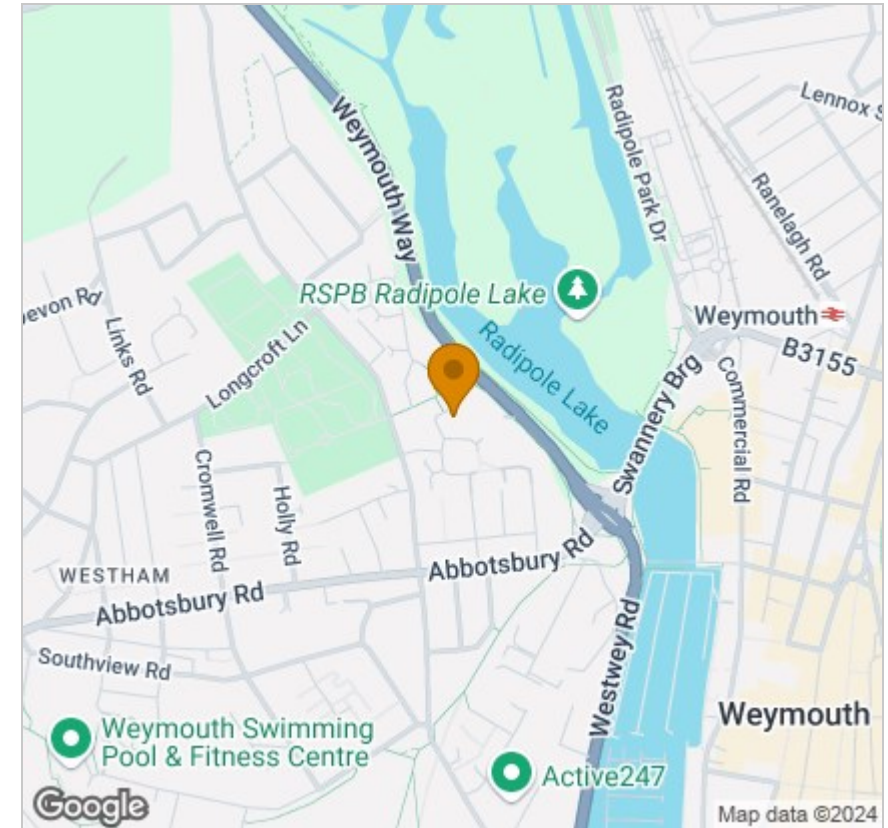


Viewing

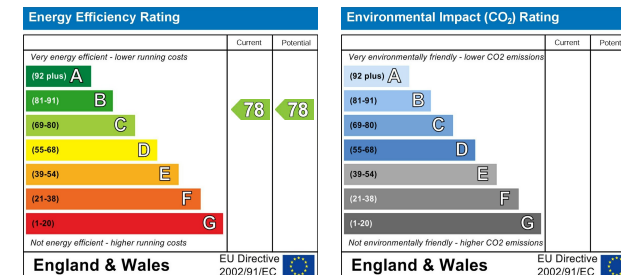
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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