



20 Leamington Road  
Weymouth, DT4 0EZ

**Asking Price £112,500 Leasehold**



## 20 Leamington Road

Weymouth, DT4 0EZ

A spacious one bedroom ground floor apartment located in this popular residential position at Lanehouse close to good local Amenities. The property does require general updating throughout and has gas central heating, UPVC double glazed windows and communal gardens. The property is being sold as a vacant position with NO FORWARD CHAIN.

### ENTRANCE PORCH

Door into:

### ENTRANCE HALL

Two storage cupboards, and door to:

### LIVING ROOM

18'8" x 10'9" (5.7 x 3.3 )

Windows to front and rear, panel radiators and fireplace

### KITCHEN

6'2" x 11'9" (1.9 x 3.6)

Wall mounted boiler, sink unit and work surfaces ( Requires updating)

### BEDROOM

10'2" x 13'1" (3.1 x 4.0)

Window to rear, and panel Radiator

### BATHROOM

Wet Room area with wall mounted shower, low level WC and wash hand basin

### OUTSIDE

A communal shared garden

### LEASE & SERVICE CHARGE

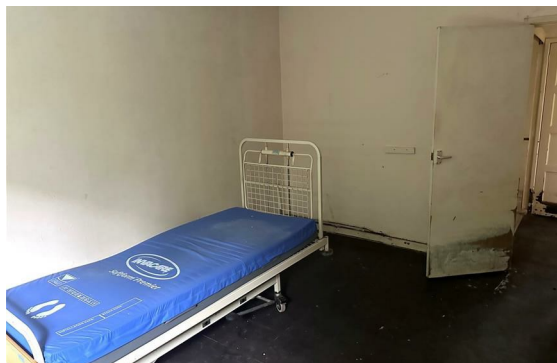
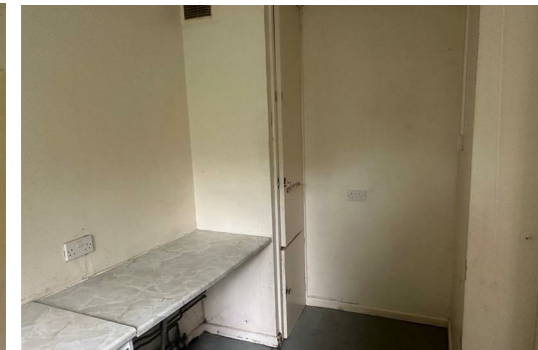
A new lease of 125 years will be created.

Service charge TBC

Ground Rent £10 per annum

### COUNCIL TAX

Council band A with Dorset Council



## **OTHER INFORMATION**

### Construction

Traditional cavity wall construction with brick elevations under a tiled roof

### Broadband (estimated speeds)

Standard 7 mbps

Superfast 80 mbps

Ultrafast 1000 mbps

### Flood Risk

Rivers & Seas Very Low

Surface Water 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

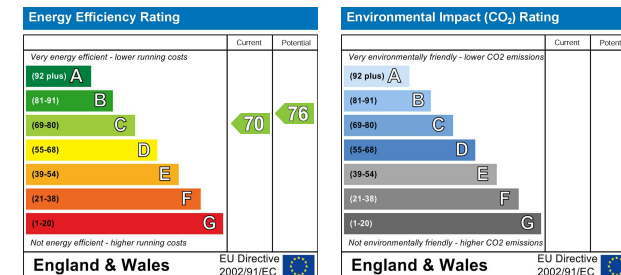
**Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.**

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## Area Map



## Energy Efficiency Graph



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