

Hull
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CATHERINE HOUSE

MUSEUM AND GIFTSHOP

GIFTS

WEYMOUTH MUSEUM 



40a St. Thomas Street
Weymouth, DT4 8EH

Asking Price £195,000 Leasehold



40a St. Thomas Street Weymouth, DT4 8EH

This spacious and light 2 Double bedroom 2nd floor apartment that comprises of an open plan living room/ dining room and kitchen, large bathroom and 2 double bedrooms. The apartment benefits from electric heating and hot water, air conditioning units in the living room and bedrooms as well as having double glazed UPVC windows.

The apartment is situated in the heart of Weymouth's Town Centre close to local amenities to include Tesco's, Banks and an array of local and national retailers. The Harbour and Weymouth's award- winning beaches are only a short walk away.

This property is being sold as a VACANT possession with NO FORWARD CHAIN

ENTRANCE HALL
6'10" x 10'2" (2.10 x 3.10)

HALLWAY
20'4" x 8'0" (6.20 x 2.44)

LIVING ROOM
21'3" x 14'9" (6.50 x 4.50)

Large Room with 2 UPVC style sash windows and air conditioning/ heating unit

KITCHEN
13'5" x 10'5" (4.10 x 3.20)

Comprising eye and base level storage units with worktops over. Fitted 1 and a half stainless-steel unit, electric hob with extractor fan over, built in oven below, fitted fridge freezer and dishwasher.

BEDROOM 1
14'1" x 8'10" (4.30 x 2.70)

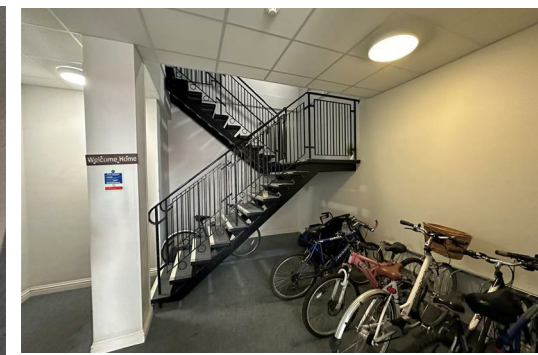
A double bedroom with front aspect and air conditioning/ heating unit

BEDROOM 2
7'10" x 18'10" (2.40 x 5.75)

A double bedroom with front aspect and air conditioning/ heating unit

BATHROOM
7'2" x 7'6" (2.20 x 2.30)

Comprising of a modern white suite consisting of a low level wc, wash hand basin and a bath with a shower over and glass screen





COUNCIL TAX

Council Tax Band A with Dorset Council

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 19 mbps

Superfast 80 mbps

Flood Risk

Rivers & Seas No Risk

Surface Water Very Low

Services

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

LEASE INFORMATION

The lease is approx. 111 years left of a 125 year lease*

Ground Rent of £50pa*

Service Charge of £1,409.78pa*

The lease allows AST* and pets*. (*This information was provided by the seller and has not been checked or verified)

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



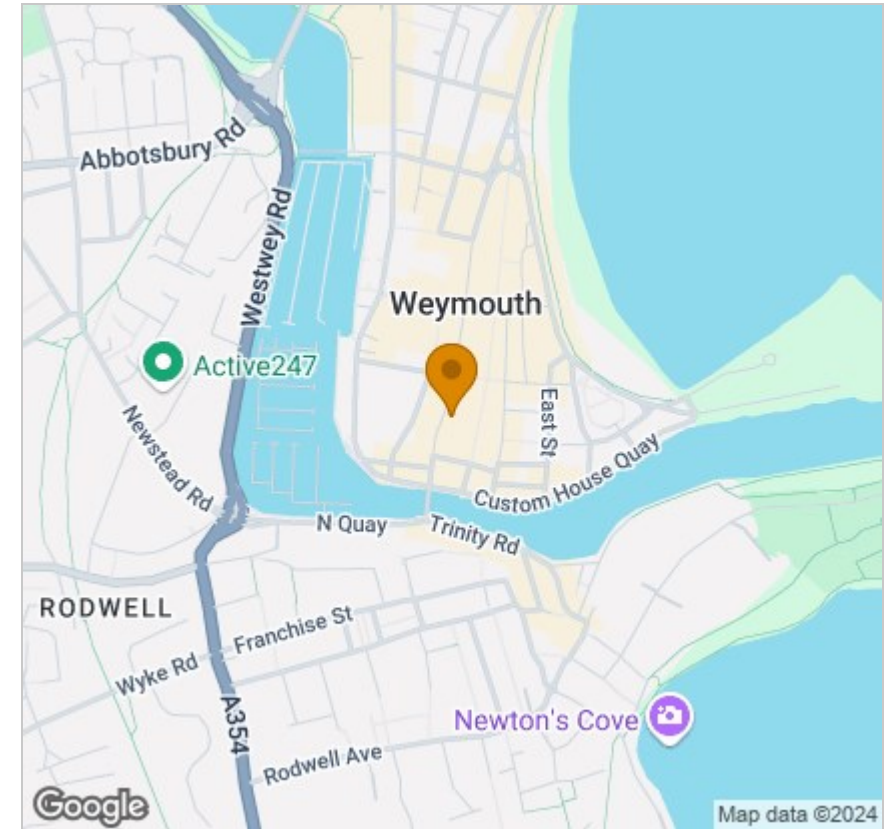
Viewing

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

