



St Johns Court William Street
Weymouth, DT4 7JW

Asking Price £160,000 Leasehold



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Spacious 2 bedroomed flat, well presented, with all rooms accessed off the hallway leading from the private main doorway. The property is set within St John's Court which abuts the promenade near the pier building and award winning sandy beach. There is a private lock coded external gate to access the promenade. This purpose built flat comprises a large double aspect living and dining room. The separate kitchen has an internal doorway serving the utility area for washing machine, dryer and/or dishwasher. The separate bathroom has a storage area, WC, basin and bath with shower overhead.

Access to the loft area (where the gas boiler is sited) is via a hatch in the hallway.

Both bedrooms are good size doubles with ample space for drawers and wardrobes.

There is gas central heating and double glazing throughout. This property would make an ideal home for a first time buyer, someone downsizing, a second home or buy to let investment as it has been for many years. There is a separate garage with above rafter storage area and scope for a parking permit as it is a two bedroomed property.

Entrance Hall

Doors to all rooms and loft hatch

Living room

14'11" max x 19'3" max (4.55m max x 5.87m max)

Large dual aspect living room

Kitchen

7'8" x 9'8" (2.35 x 2.97)

Front aspect window, eye and base level cupboards with stainless steel sink with drainer, space for freestanding oven, access to a separate storage cupboard with plumbing for washing machine.

Bathroom

Bath with shower overhead with rail and curtain, WC, Hand wash basin

Bedroom 1

8'5" x 14'11" (2.59 x 4.56)

Double Bedroom with rear aspect window

Bedroom 2

7'8" x 12'7" (2.36 x 3.84)

Double bedroom with rear aspect window

Outside

Single garage in a block with up and over door, communal bin store area.





Lease

Ground Rent - £25.00 per annum
Service/Maintenance charge - £110.00 per month.

Lease length: 999 years with 953 years remaining.

Pets are not permitted.

Holiday letting not permitted.

Other information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard - 16 mbps

Superfast - 67 mbps

Ultrafast -

Flood Risk

Rivers & Seas - No risk

Surface Water - Medium

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

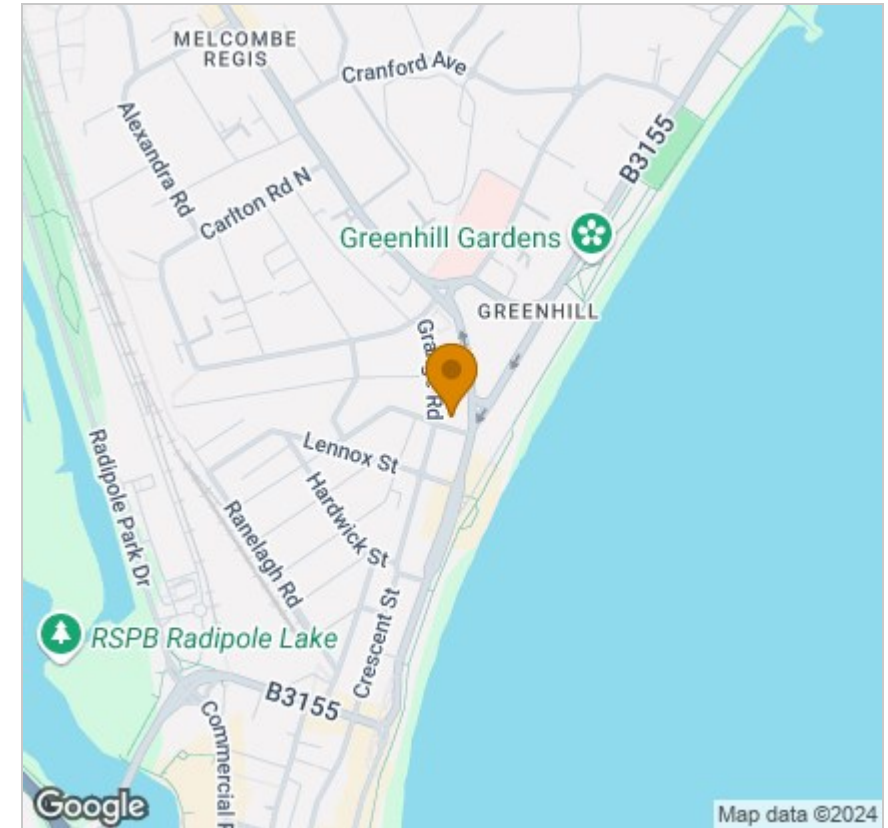


Viewing

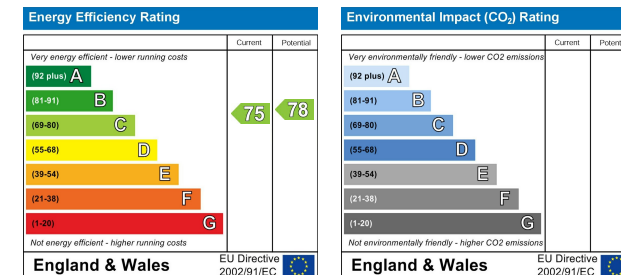
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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