



P Permit
Holders
or 1 hour
No return within 1 hour
9am – 6pm
C

P Permit
Holders Only
6pm – 9am
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7 Crescent Street
Weymouth, DT4 7BX

Asking Price £130,000 Leasehold



7 Crescent Street Weymouth, DT4 7BX

A well presented Two bedroom Grade II listed first floor apartment situated within easy walking distance of Weymouth's award winning beach. An open plan living room/diner/kitchen with a bay sash window. Close to a plethora of shops and amenities and to Weymouth's mainline train station to London Waterloo. With its close proximity to Weymouth town centre, this would make a fantastic investment purchase or First Time Buy.

Entrance

Living room/kitchen/diner

13'7" x 10'4" (4.15 x 3.16)
Open plan living room/kitchen/diner with front aspect bay window, wall mounted and low level cupboards, ceramic sink with drainer, integrated slimline dishwasher, integral fridge, electric hob with oven below and cooker hood above.

Bedroom 1

9'10" x 8'5" (3.02 x 2.57)
Two side aspect UPVC double glazed windows

Bedroom 2

8'1" x 8'3" (2.47 x 2.53)
Rear aspect UPVC double glazed window, built in storage cupboard and separate cupboard housing the boiler

Bathroom

Fully tiled with bath tub and shower above, hand wash basin, WC and side aspect UPVC double glazed window.

Lease Information

Lease Length: 999 years
Lease Remaining: Unknown
Maintenance/Service charge: £90.00 per month

Council Tax

Band A





Other information

Construction

Solid brick construction, as built, no insulation (assumed) under a tiled roof

Grade II Listed

Broadband (estimated speeds)

Standard 17 mbps

Superfast 80 mbps

Ultrafast 1000 mbps

Flood Risk

Rivers & Seas Very Low

Surface Water High

Services

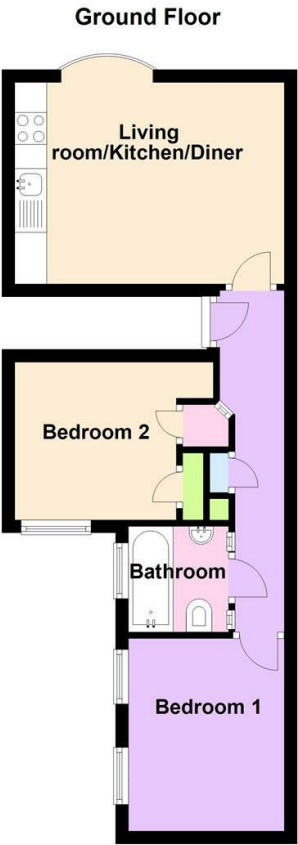
The property is supplied with mains gas, electricity and water, and mains drainage.

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 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

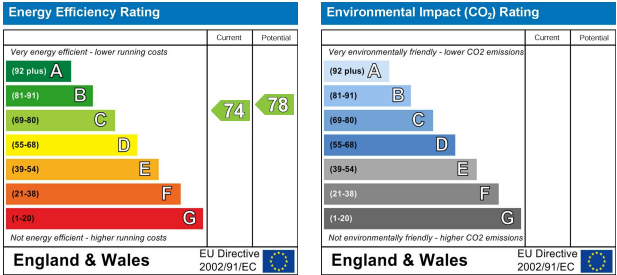
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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