



Flat 4 No 8 Stavordale Road

Weymouth, DT4 0AB

Asking Price £215,000 Share of Freehold





## Flat 4 No 8 Stavordale Road Weymouth, DT4 0AB

A modern two bedroom first floor apartment located in this highly convenient area close to the Harbour and town centre. The property benefits from two bathrooms, a modern fitted kitchen, an allocated parking space, a communal garden, Share of Freehold, and is being sold vacant with no ongoing chain.

### ENTRANCE HALL

Electric wall heater, security entry phone, fuse board, airing cupboard with hot water cylinder and shelving.

### LIVING ROOM

Window to front, electric wall heater, TV & telephone point, opening to:

### KITCHEN AREA

Window to front, modern range of eye level base and wall units with roll top working surfaces, one and a quarter bowl sink with mixer tap, built in double electric oven, hob and extractor above, space for fridge freezer, plumbing for washing machine, spot lights and tiled splash backs.

### BEDROOM ONE

Window to rear, electric wall heater, and door to:

### EN-SUITE SHOWER ROOM

Window to rear, modern suite comprising of a large glazed walk in shower unit, pedestal wash hand basin with mixer tap, low level WC, electric heated towel radiator, and tiled splash backs, .

### BEDROOM TWO

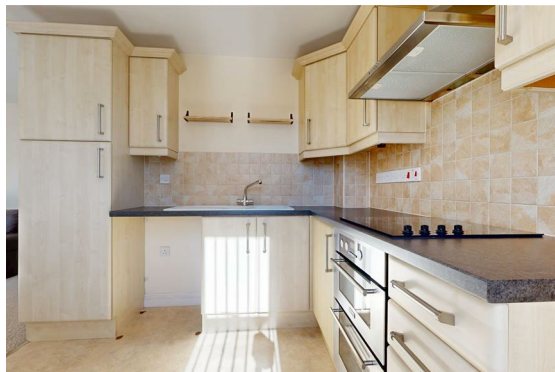
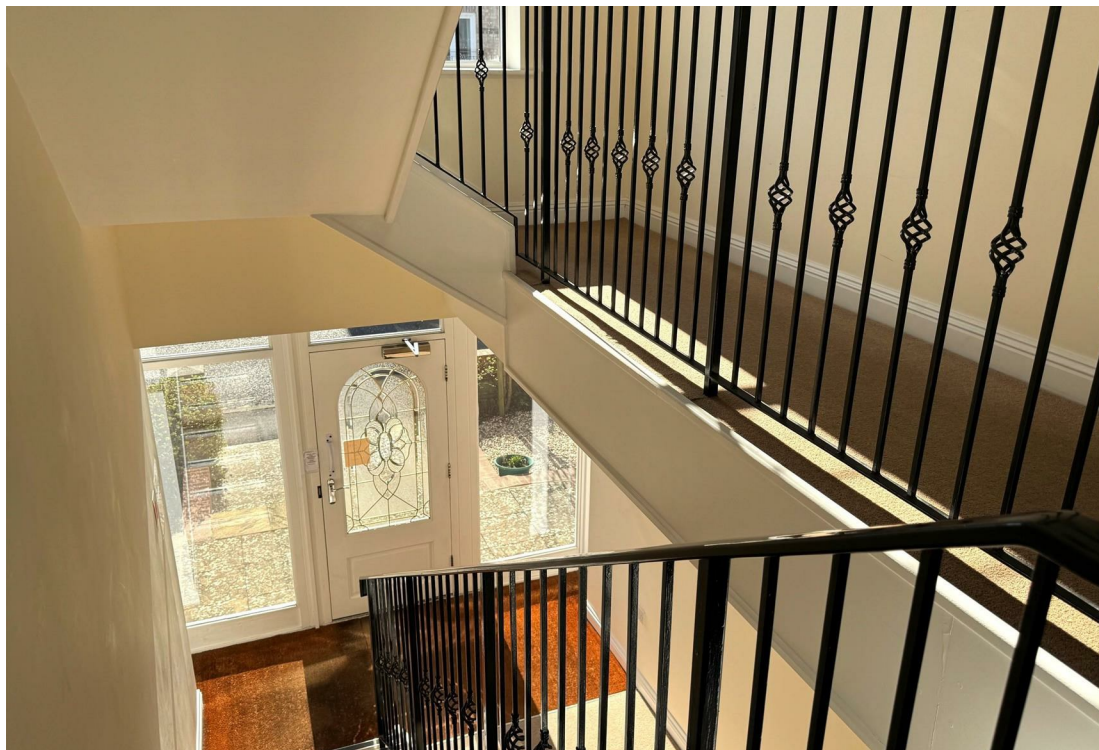
Window to rear, and electric wall heater.

### BATHROOM

Window to side, panel bath with mixer tap and hand shower attachment, pedestal wash hand basin, low level WC, tiled splash backs, extractor fan, shaver point and electric heated towel radiator.

### OUTSIDE

There is a communal garden with a lawn and paved patio seating area, flower beds and borders, a drying rotary line, a communal bin store area, and access from the side to an allocated parking space each for the residents.







### **LEASE & SERVICE CHARGE**

Share of Freehold with 125 years from 2016.

Service charge £1,260 per annum.

### **COUNCIL TAX**

Band C

### **OTHER INFORMATION**

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 17 mbps

Superfast 80 mbps

Any Flood Risk?

Rivers & Seas Very Low

Surface Water Very Low

Services

The property is supplied with mains 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 firms employment has the authority to make or give any representation or warranty in respect of the property.





Floor Plan



Viewing

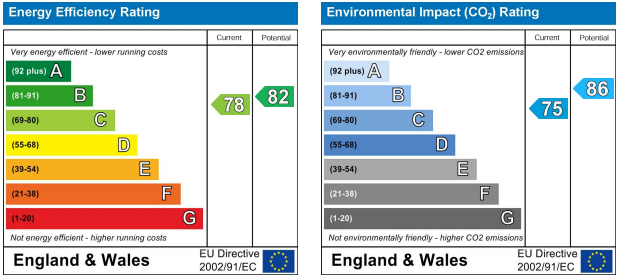
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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