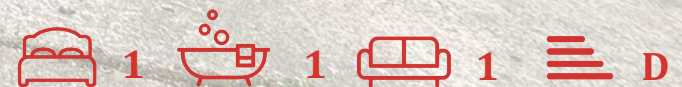




Flat 4 Lansdowne Square
Weymouth, DT4 9QT

Asking Price £140,000 Leasehold - Share of Freehold



Flat 4 Lansdowne Square Weymouth, DT4 9QT

A spacious 1 bedroom flat located close to Weymouth Town Centre being offered to the market with no onward chain. Conveniently located within easy walking distance of the local doctors surgery, supermarket and the Rodwell trail. The property is currently tenanted and could be offered as a vacant procession or with the tenant in situ, so would make an ideal investment property.

Living Room 14'0" x 12'7" (4.27 x 3.84)

Spacious living room with office area into the large box bay window with single glazed sash windows, access to both the bedroom and the kitchen

Bedroom 14'0" x 9'4" (4.27 x 2.87)

Double bedroom with feature fireplace surround and built in shelving for storage, large rear aspect sash window and internal window into the box bay window in the living room.

Kitchen/Diner 14'0" x 9'4" (4.27 x 2.87)

Dual aspect single glazed sash windows, ample worktop space with a range of eye and base level units, space and plumbing for domestic appliances.

Bathroom

3 piece bathroom suite consisting of bath tub with shower above, pedestal hand wash basin and WC with 2 single glazed sash windows

Outside

Front - Hard standing parking area which is offered on a first come, first serve basis.
Rear - Meadow lawn communal rear garden with mature shrubs, trees and bushes.

Lease information

Length of lease: 999 years from 2014
Service charge: £922.80 per annum
Ground rent: £125.00 per month





Other Information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard -16 mbps

Superfast - 80 mbps

Ultrafast - Unknown

Flood Risk

Rivers & Seas - Very Low

Surface Water - Very 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 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

