



Flat 14 Whitecross

65 Buxton Road Weymouth, DT4 9PL

**Asking Price £365,000 Leasehold - Share of Freehold**





## Flat 14 Whitecross

65 Buxton Road Weymouth, DT4 9PL

A very spacious light and airy two double bedroom penthouse apartment located in this popular position at Rodwell. The property has stunning elevated views towards the Isle of Portland, The Fleet and out to sea, there is a modern fitted kitchen/ breakfast room, utility room, bathroom and master bedroom suite, UPVC double glazed windows with a southerly aspect, electric heating, a lift to all floors, Entryphone system, secure electronic gated under block parking with two allocated spaces, visitors parking to the front, and lovely communal gardens. Must be viewed.

### ENTRANCE HALL

Entryphone, alarm pad, American red oak flooring, coved ceiling, and built in storage cupboards.

### LIVING ROOM

22'1" x 11'9" (6.75m x 3.59m)

Windows and doors with a Juliet balcony to rear enjoying lovely sea views, wall mounted heater, coved ceiling, and American red oak flooring,

### KITCHEN/ BREAKFAST ROOM

15'7" x 9'1" (4.76m x 2.78m)

Window to side, excellent modern range of eye level base and wall units with roll top working surfaces, one and a quarter bowl sink unit, tiled splash backs, integrated oven hob and extractor, integrated dish washer, spot lighting, tiled ceramic flooring and tiled walls, and wall mounted heater.

### UTILITY ROOM

9'7" x 5'2" (2.94m x 1.60m)

Range of storage cupboards, with stainless steel one and a quarter bowl stainless steel sink unit, tiled splash backs and ceramic tiled flooring, plumbing for washing machine and dryer, and space for fridge and freezer.

### MASTER BEDROOM BEDROOM SUITE

21'5" x 12'0" (6.53m x 3.67m)

Window to rear with lovely sea views, excellent extensive range of 'sharps' built in wardrobes and storage, American red oak flooring, wall mounted heater, and seating area, door to:

### EN-SUITE SHOWER ROOM

Panel bath with mixer tap and hand shower attachment, large walk in glazed shower cubicle, wash hand basin, low level WC, tiled walls, extractor fan, and heated towel rail.

### BEDROOM TWO

11'1" x 9'10" (3.38m x 3m)

Window to rear with lovely sea views, range of built in 'sharps' wardrobes, wall mounted heater, and American red oak flooring,

### BATHROOM

Modern suite comprising of a large walk in shower unit, wash hand basin, low level WC, fully tiled walls and ceramic flooring, heated towel rail, airing cupboard and extractor fan.







### **OUTSIDE**

To the front there is visitors parking, and raised flower beds, with a driveway leading to the rear of the building with gated secure under block allocated parking and Number 14 has two allocated spaces, there is also additional allocated secure storage. To the rear is a large landscaped communal garden, mainly laid to lawn, with mature shrubs and trees, and flower beds.

### **SERVICE CHARGE & LEASE**

#### **SERVICE CHARGE**

£120.00 per month approximately which also includes ground rent.

#### **LEASE**

980 years approximately with a Share of Freehold

### **COUNCIL TAX**

Band D

### **FURTHER INFORMATION**

#### **Construction**

Insulated cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard Not Available

Superfast Not Available

Ultrafast Not Available

#### **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

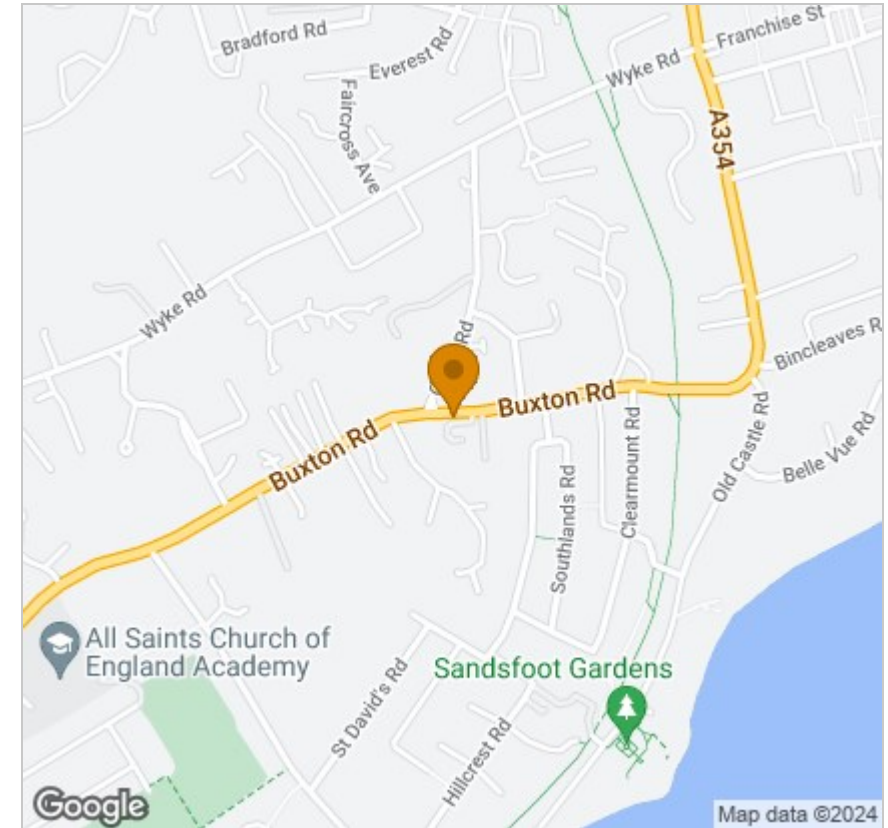


## Viewing

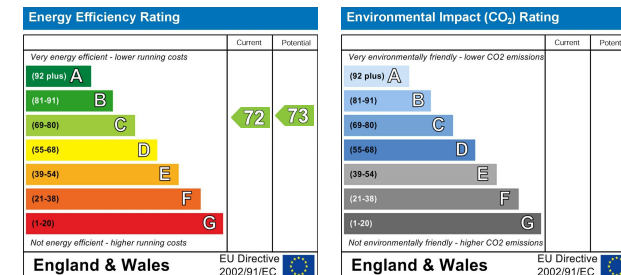
**Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.**

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## Area Map



## Energy Efficiency Graph



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