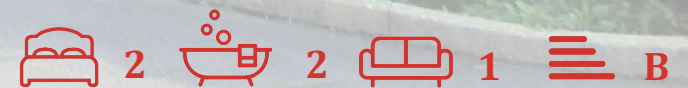




Flat 6 Whitecross

65 Buxton Road Weymouth, DT4 9PL

**Asking Price £250,000 Freehold**





## Flat 6 Whitecross

65 Buxton Road Weymouth, DT4 9PL

A very well presented and spacious two bedroom modern first floor apartment, located in this desirable position at Rodwell. The property benefits a modern fitted kitchen/ diner, bathroom and en-suite shower room, an entry phone system, secure gated under block allocated parking, and visitors parking to the front, and a large landscaped communal garden. the property is to be sold with vacant possession and no forward chain.

### THE ACCOMMODATION

#### ENTRANCE HALL

Airing cupboard housing hot water tank, entry phone system, and coved ceiling.  
Lounge

#### LIVING ROOM

16'10" x 12'11" (5.15m x 3.96m)

Window to front, wall mounted heater, coved ceiling, spotlights, door opens out to a Juliet balcony.

#### KITCHEN

12'7" x 9'2" (3.85m x 2.80m)

Window to front, extensive modern range of eye level base and wall units, double oven with hob and extractor fan, one and a quarter bowl sink unit with mixer taps, plumbing for washing machine, space for fridge freezer, spot lights.

#### BEDROOM ONE

13'8" x 11'3" (4.19m x 3.44m)

Window to front, wall mounted heater, coved ceiling, and door to:

#### EN-SUITE SHOWER ROOM

Large walk in double shower unit, pedestal wash hand basin, low level WC, heated towel rail, extractor fan, and tiled splash backs.

#### BEDROOM TWO

10'2" x 9'1" (3.10m x 2.79m)

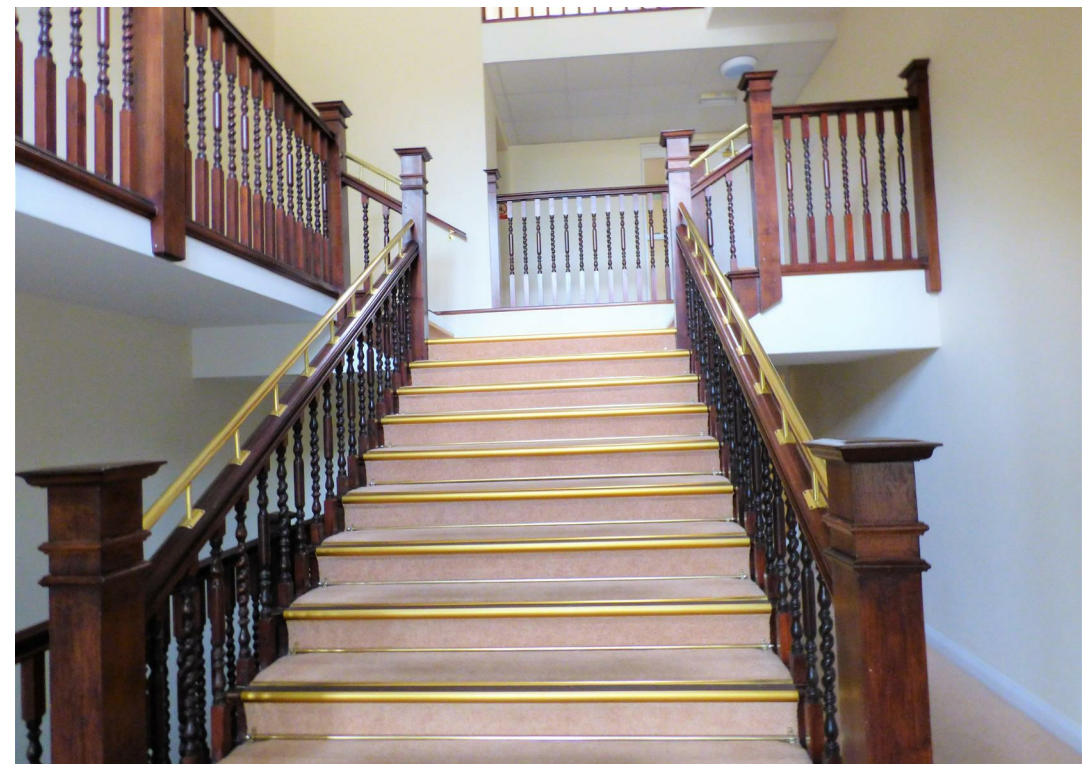
Window to front, wall mounted heater, and coved ceiling.

#### BATHROOM

Panel bath with mixer tap, pedestal wash hand basin, low level WC, extractor fan, and tiled splash backs.

#### 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. To the rear is a large landscaped communal garden, mainly laid to lawn, with mature shrubs and trees, and flower beds.







### **SERVICE CHARGE & LEASE DETAILS**

#### **SERVICE CHARGE**

£120.00 per month

#### **LEASE**

990 years approximately with a share of freehold

COUNCIL TAX BAND D

#### **COUNCIL TAX**

Band D

#### **OTHER INFORMATION**

##### **Construction**

Traditional cavity wall construction with brick elevations under a tiled roof

##### **Broadband (estimated speeds)**

Standard 15 mbps

Superfast 80 mbps

##### **Flood Risk**

Rivers & Seas No Risk

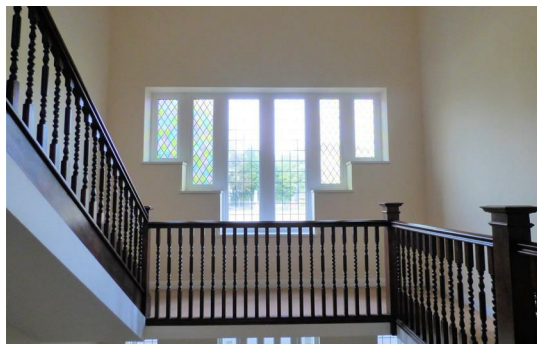
Surface Water Very Low

##### **Services**

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

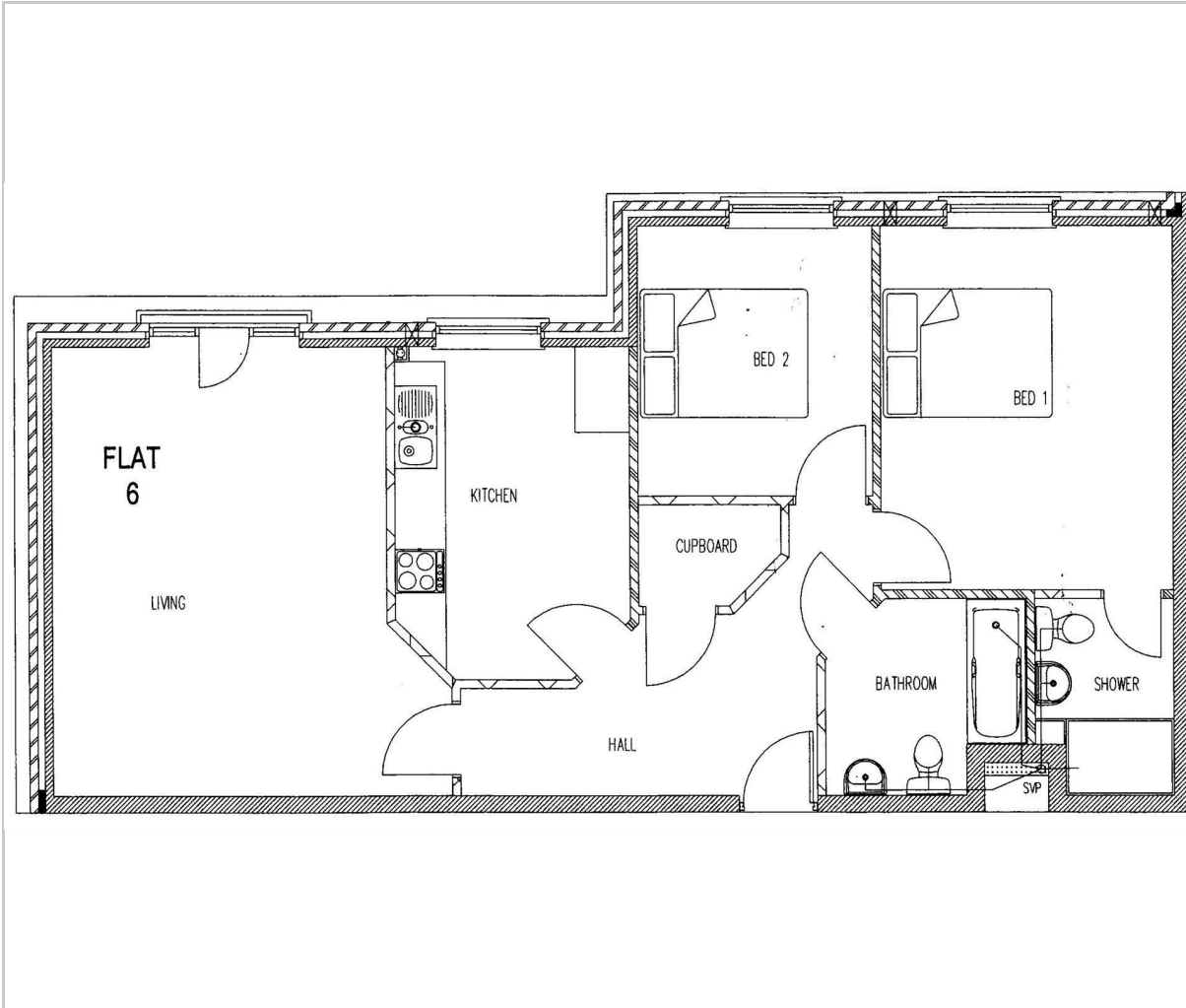
#### **LEGAL DISCLAIMER**

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



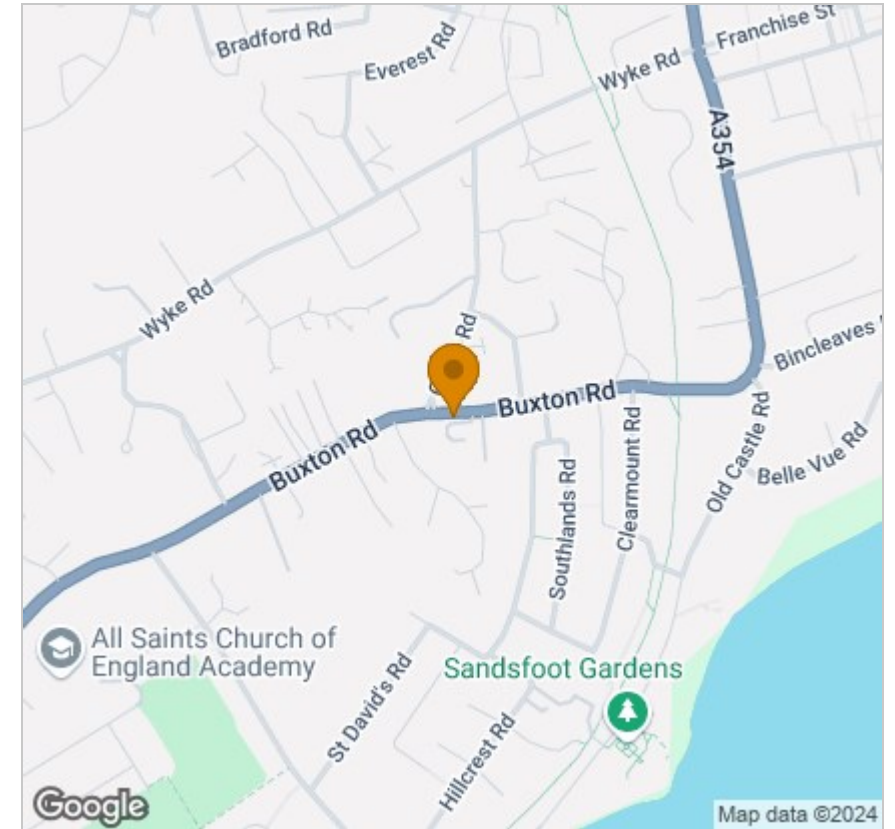
## Viewing

**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

