



Connells

Edward Court The Esplanade
Weymouth



Property Description

Connells Estate Agents are pleased to bring to the market this studio flat located in an attractive Georgian Grade II Listed Building with far reaching views of Weymouth Beach situated on the historic Weymouth Harbour and close to Weymouth Town Centre. There are also views towards Weymouth Bay that take in the changing scenery, and boating activity, making this a fabulous location. The accommodation comprises fitted kitchen, shower room, lounge/bedroom and utility room with lift to all floors. Please call to view.

Kitchen

7' 9" x 6' 3" (2.36m x 1.91m)
Fitted kitchen with a range of wall and base units incorporating a sink drainer with worksurfaces over. Space for cooker with cooker hood. Door to utility area.

Shower Room

Suite comprising WC, wash hand basin and walk in shower cubicle. Extractor fan. Space and plumbing for washing machine.

Accommodation

Entrance

Entrance to property through communal entrance which leads to a wooden door through to the entrance porch.



Utility Room

Space for appliances with worksurfaces. Shelving for storage.

Studio Lounge / Bedroom

16' 7" x 12' 7" (5.05m x 3.84m)

Single glazed feature window providing views of Weymouth Harbour. Sash window surrounded by glazed panels. Television and telephone points. Wall lights. Storage cupboard with hanging space and wall mounted boiler.

Lease Length & Charges

The vendor informs us of a 125 year lease from March 2013, Service Charge is approx £80 PCM. Holiday letting is not permitted. (We recommend details are verified by your solicitor before incurring any additional costs).





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/WEY307788

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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