



Connells

Ricketts Close
Weymouth



Property Description

Connells offer a beautifully presented, two double bedroom, second floor apartment in a period building in Lodmoor.

The property is situated in Ricketts Close, a private development set within the grounds of the old Weymouth College Site, approximately 400yds from Greenhill Beach, Weymouth Esplanade and a variety of restaurants linking up with Weymouth Town Centre. Also close by are three supermarkets a local bus route and train station providing direct links to London Waterloo.

The accommodation benefits from high ceilings throughout and comprises an entrance hallway with storage cupboard, large open plan living area/kitchen with multi aspect windows including a front aspect balcony, two double bedrooms, the master with en-suite and family bathroom. Outside there is visitor and allocated parking plus landscaped communal gardens.

Entrance

Door into: -

Porch

Door leading into: -

Hallway

Entrance security phone. Wall mounted radiator. Coved ceiling. Storage cupboard. Linen storage cupboard. Security alarm panel.
Doors to

Lounge

18' 3" x 13' 6" (5.56m x 4.11m)
A full height sash window. Wall mounted radiator. Coved ceiling. Television point. Wall mounted radiator. Arch leading into kitchen.
Door to: -

Private Balcony

5' 5" x 3' (1.65m x 0.91m)
Enjoys views towards Weymouth Town in a Westerly aspect.

Kitchen

8' 8" x 8' 2" (2.64m x 2.49m)
Fitted kitchen comprising wall and base units with roll edge worksurfaces over. Inset one and a half bowl sink. Built in oven. Inset gas hob with extractor hood over. Integrated fridge and freezer, dishwasher and washing machine. Tiling. Radiator. Two sash windows. Coved ceiling. Downlighting. Radiator. Cupboard housing boiler. Television point

Bedroom One

10' 3" x 13' 8" (3.12m x 4.17m)

Two rear aspect full height sash windows. Wall mounted radiator. Picture rail. Coved ceiling. Television point. Door to: -

En Suite

8' 9" x 5' 7" (2.67m x 1.70m)

Comprising fitted double shower cubicle with mains shower. Pedestal wash hand basin. Close coupled WC. Tiling. Extractor fan. Electric shaver point. Downlighting.

Bedroom Two

9' 2" x 13' 8" (2.79m x 4.17m)

Rear aspect full height sash window. Wall mounted radiator. Coved ceiling.

Bathroom

Suite comprising panelled bath with shower attachment over. Pedestal wash hand basin. Close coupled WC. Tiling. Wall mounted radiator. Downlighting.

Outside

Communal Gardens

There are beautifully maintained communal gardens to the front and rear of the building.

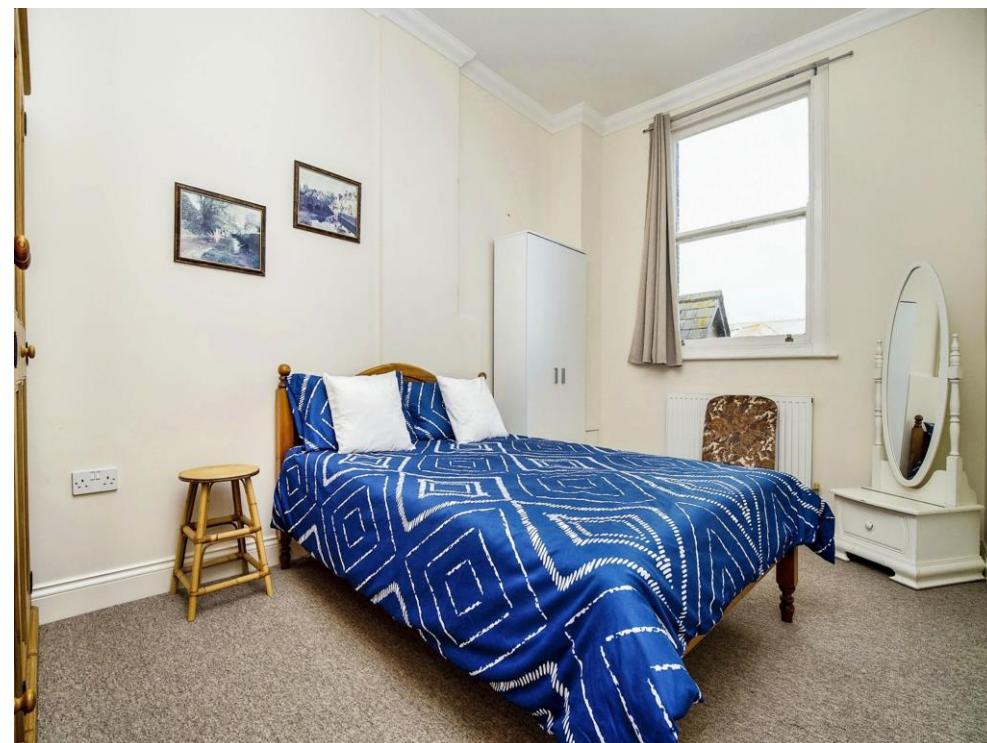
Allocated Parking

One allocated parking space with communal visitors spaces.

Lease Length & Charges

The vendor informs us that the property has a 1/15th share of the freehold with 125 year lease which commenced in 2003. The service charge is £3,146.80 per annum which includes maintenance charge and sinking fund. Pets are allowed with the discretion of the residents and the property is allowed to be let on a short hold tenancy basis but not holiday let.

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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 WEYMOUTH DT4 8EN

EPC Rating: D

view this property online connells.co.uk/Property/WEY307991

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2003. Should you require 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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