



Connells

Nightingale Court Victoria Street
Weymouth



Property Description

The apartment is accessed via a secure entrance and a hall leads past a communal area to the front door, an additional storage cupboard is found adjacent.

Stepping inside, this particular apartment has a bigger entrance hall than most in the block and doors lead to all rooms. The focal point of the property is its spacious lounge/diner than benefits a half bay window and is large enough for a range of furniture. The lounge flows through into the kitchen which has built in appliances, including oven and an induction hob.

Lounge/ Diner

20' 7" x 10' 4" (6.27m x 3.15m)
Rear aspect double glazed window. Wall mounted heater Door leading into:-

Kitchen

5' 8" x 11' 4" (1.73m x 3.45m)
Fully fitted kitchen with a range of wall and base units with worksurfaces over. Inset stainless steel sink unit. Built in oven and hob with cooker hood over. Wall mounted heater. Tiling. Space for an under counter fridge freezer. Rear aspect double glazed window.

Entrance

Hall

Door leading into:-

Bedroom One

16' 2" x 11' 5" (4.93m x 3.48m)
Rear aspect double glazed window. Built in wardrobe. Wall mounted heater.



Bedroom Two

11' 6" x 7' 2" (3.51m x 2.18m)

Rear aspect double glazed window. Wall mounted heater.

Shower Room

Suite comprising shower unit, low level WC and wash hand basin. Vanity unit. Chrome heated towel rail. Tiling.

Lease Length & Charges

The vendor informs us that there is approximately 62 years left on a 99 year lease, the ground rent is £70 a year and the service charge is currently approx. £3,180.72 or approx. £265.06 per month, pets are permitted on request with a small charge.









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

T 01305 770 333

E weymouth@connells.co.uk

84 St. Thomas Street
WEYMOUTH DT4 8EN

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WEY308089

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.



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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