



Olympia Heights Greenhill
Weymouth

Connells



Property Description

A welcoming hallway with a good size storage cupboard leads to all rooms of the accommodation. The spacious lounge/kitchen/diner is the hub of the home and provides great open plan living. Styled to a modern finish the kitchen offers a range of eye level and base units with marble effect worktops, integrated dishwasher, oven & hob with extractor over and washing machine. Ample floor space allows for a dining table and chairs and a range of furniture.

Bedrooms one and two are good size doubles with both benefiting built in storage. Bedroom one has access to the bathroom along with an additional entrance from the hallway. The bathroom is modern in decor comprising bath with shower over, vanity wash hand basin, heated towel rail and W.C

To the lower level of the building there is a private lockable storage area, allocated parking with electric gated entrance and lift access to all floors. The complex benefits further from a large communal patio area, communal gardens & communal bike shed.

Entrance

Entrance via door to flat, intercom, smoke alarm, power points, large storage cupboard housing boiler and tank, BT point, fuse board.

Open Plan

13' 10" x 24' 7" Max (4.22m x 7.49m Max)

Kitchen Area

Double glazed windows, range of eye and base level units with work surface over, modern fitted kitchen, stainless steel sink unit with drainer, integral fridge freezer, Hotpoint 4 ring electric hob, integral oven, Hotpoint extractor fan, integral washer/ dryer, integral dishwasher, part tiled walls, power points, spotlights, tiled floor.

Lounge

Side aspect double glazed windows, TV point, power point.

Master Bedroom

10' x 9' 10" (3.05m x 3.00m)

Double glazed window, fitted wardrobe with mirrored sliding doors, power point, telephone point, door to bathroom.

Bedroom Two

13' 4" x 9' 11" (4.06m x 3.02m)

Dual aspect double glazed windows, built in wardrobe with mirrored front, power points.

Bathroom

Modern suite comprising of panel enclosed bath with shower over and glass screen, vanity wash hand basin, fully tiled, low level WC, tiled floors, heated towel rail.

Outside

Secure Underground Parking

Lockable Store

Communal Gardens

Lease Length & Charges

The vendor informs us there is approx. 112 years remaining on the lease, service charge approx £3,060 PA which includes buildings insurance and water rates, ground rent is 2 x 6 monthly payments of £75, holiday lettings is not permitted, and pets are allowed upon request.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WEY307774

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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