



Connells

Derby Street
Weymouth



Property Description

Connells Estate Agents are pleased to bring to the market this one bedroom, second floor flat which is located within easy walking distance to Weymouth Town Centre and award winning sandy beach. This property offers lounge, kitchen, bedroom, and shower room. This property is ideal for first time buyers or investment property with the further benefit of being offered with no onward chain. Viewing's highly advised.

Accommodation

Communal Hall

Wall mounted cupboard housing electric meters to all flats. Stairs and doors to all flats.

Landing

Radiator. Cupboard housing electric fuse board. Upvc double glazed window to rear. Stairs to flats front door.

Lounge

13' 5" into bay x 10' 4" max (4.09m into bay x 3.15m max)

Front aspect Upvc double glazed box bay window. Two radiators. Slight eaved ceiling. TV and telephone point. Archway through to kitchen.

Kitchen

9' 3" x 6' (2.82m x 1.83m)
Front aspect Upvc double glazed window. Fitted kitchen with a range of wall and base units incorporating a stainless steel sink drainer with worksurfaces over. Space for cooker with cooker hood. Space for fridge freezer. Wall mounted combi boiler.

Bedroom

11' 3" x 7' 2" max (3.43m x 2.18m max)
Rear aspect Upvc double glazed window. Radiator.

Shower Room

Suite comprising low level WC, pedestal wash hand basin and walk in shower cubicle with mixer shower over. Two rear aspect internal windows. Radiator. Extractor fan.

Outside

Front Garden

The front has a wall enclosed courtyard with space to store bins and path to communal front door.

Lease Details

Service Charge £12.89 per week - £618.72 per annum. £50 ground rent. 99 year lease from 29 September 1991.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer, or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability, and survey).

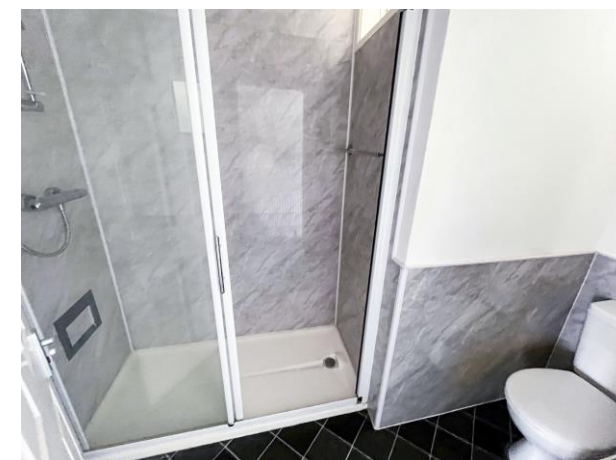
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be

advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.





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

view this property online [connells.co.uk/Property/WEY308433](https://www.connells.co.uk/Property/WEY308433)

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1991. 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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