



Connells

Glendinning Avenue
Weymouth



Property Description

The apartment is accessed via the front communal door and stairs rise to the apartment. The hub of the home is certainly the substantial kitchen/lounge diner that spans the front of the property. Two bay windows allow ample natural light to flood the space. The room is large enough for ample furniture and offer versatility in layout. The modern fitted kitchen comprises wood effect counter tops and space for a range of units. A feature island creates a focal point and includes practical storage.

The remaining accommodation includes two generously-proportioned double bedrooms, one with en-suite shower room, and a family bathroom.

Bedroom one is an excellent size and conveniently proposes a nicely presented en-suite containing a large walk-in shower, toilet and wash basin. The room also allows plenty of space for storage and is completed by a large westerly window. Bedroom Two also boasts an adequate size for double bed and units as well as ample built in storage.

The family bathroom finishes the apartment perfectly and comprises a modern three piece suite complimented by decorative tiling.

Entrance

Hallway

Wall mounted consumer unit. Skirt boarding.
Wall mounted radiator. Electrical points.

Open Plan

21' 3" extending to 22' 2" x 19' 8" (6.48m
extending to 6.76m x 5.99m)

Living Room/Kitchen/Diner

Living Room: Two front aspect double glazed bay windows. Carpeted. Skirt boarding. Two wall mounted radiators. Electrical points. Television point. Thermostat. Loft access.

Kitchen: Fully fitted kitchen with a range of wall and base units with worksurfaces over & breakfast bar. Inset sink. Induction hob with cooker hood over and double oven. Space and plumbing for a washing machine. Space and plumbing for a dishwasher. Tiling. Wall mounted boiler. Spot lighting.

Bedroom One

15' 7" x 9' 2" (4.75m x 2.79m)

Rear aspect double glazed window. Wall mounted radiator. Carpeted. Skirt boarding. Electrical points. Thermostat. Door leading into: -



Ensuite

Modern fitted suite comprising double shower unit with rainfall attachment, low level WC and wash hand basin. Tiling. Extractor fan. Black heated towel rail.

Bedroom Two

12' 4" x 8' 5" (3.76m x 2.57m)

Rear aspect double glazed window. Wall mounted radiator. Carpeted. Skirt boarding. Electrical points. Storage cupboard.

Bathroom

Fitted suite comprising panelled bath with shower attachment over, low level WC and wash hand basin. Tiling. Skirt boarding. Extractor fan. Chrome heated towel rail.

Outside

Parking

Communal parking area located at the rear of the property.

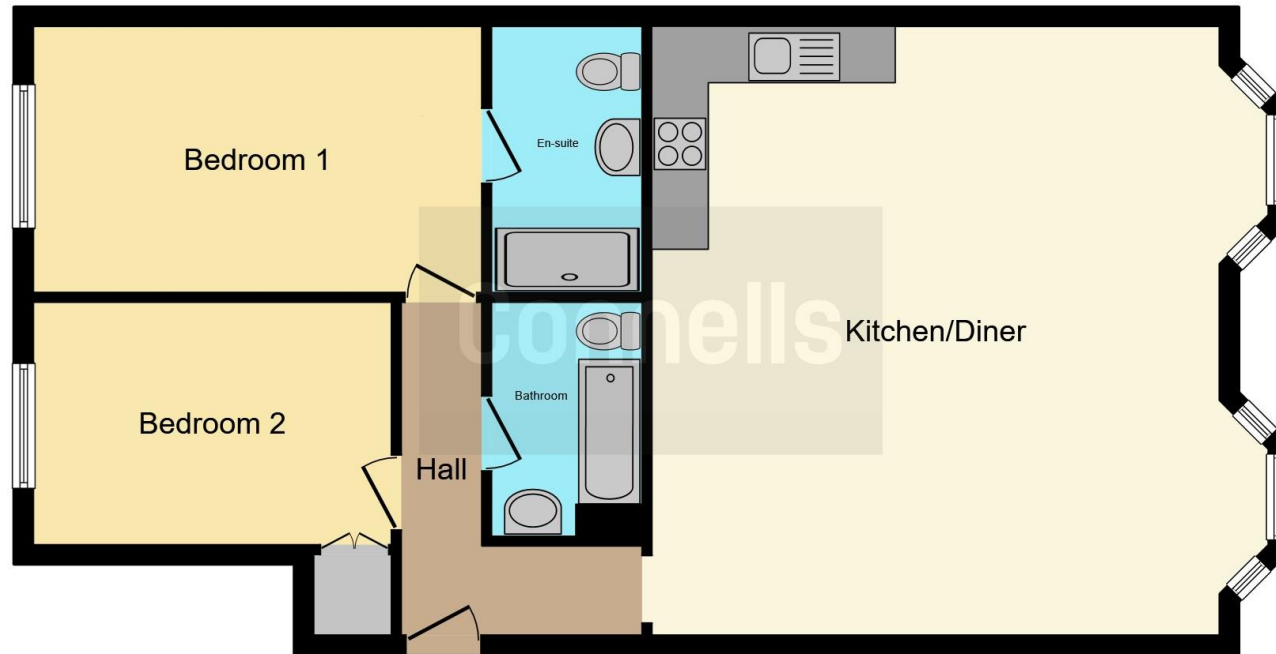
Lease Length & Charges

The vendor informs us that the lease has approximately 959 years remaining, the service charge is approx. £85pcm and is reviewed annually, the ground rent is £25pa, pets and holiday letting is not permitted.









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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84 St. Thomas Street
 WEYMOUTH DT4 8EN

EPC Rating: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WEY308523

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 1991. 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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Property Ref: WEY308523 - 0008