



Connells

Catherine House St. Thomas Street
Weymouth



Property Description

A LARGE TWO DOUBLE BEDROOM second floor apartment with NO ONWARD CHAIN situated in central Weymouth CLOSE TO THE PICTURESQUE HARBOUR and all main amenities. The property due to location is perfect for a SECOND HOME or HOLIDAY LET offering well proportioned accommodation throughout comprising entrance hallway, open plan lounge/diner and modern integrated kitchen/breakfast room with two large bedrooms and modern bathroom. COMMUNAL ROOF TERRACE. THIS PROPERTY MUST BE SEEN TO APPRECIATE THE SPACIOUS ACCOMMODATION ON OFFER.

Open Plan Living

Living Area

21' 3" x 14' 9" (6.48m x 4.50m)

Two front aspect double glazed sash windows. Carpeted. Inset spot lighting. Electrical points. Television point. Air conditioning/ heating unit.

Kitchen

13' 5" x 10' 5" (4.09m x 3.17m)

Fully fitted kitchen with a range of wall and base units with worktops over. Inset stainless-steel sink and drainer unit. electric hob with extractor fan over, built in oven below, fitted fridge freezer and dishwasher.

Entrance

Door leading into: -

Hallway

Skirting board. Coving. Carpeted. Cupboard housing consumer units. Electrical points. Door leading into: -

Bedroom One

14' 1" x 8' 10" (4.29m x 2.69m)

Front aspect double glazed sash window. Carpeted. Skirting board. Coving. Air conditioning/ heating unit.



Bedroom Two

7' 10" x 18' 10" (2.39m x 5.74m)

Front aspect double glazed sash window. Carpeted. Skirting board. Coving. Air conditioning/heating unit.

Bathroom

Comprising of a modern white suite consisting of a low level wc, wash hand basin and a bath with a shower over and glass screen. Airing cupboard housing space for a washing machine and water tank.

Outside

Communal Roof Terrace

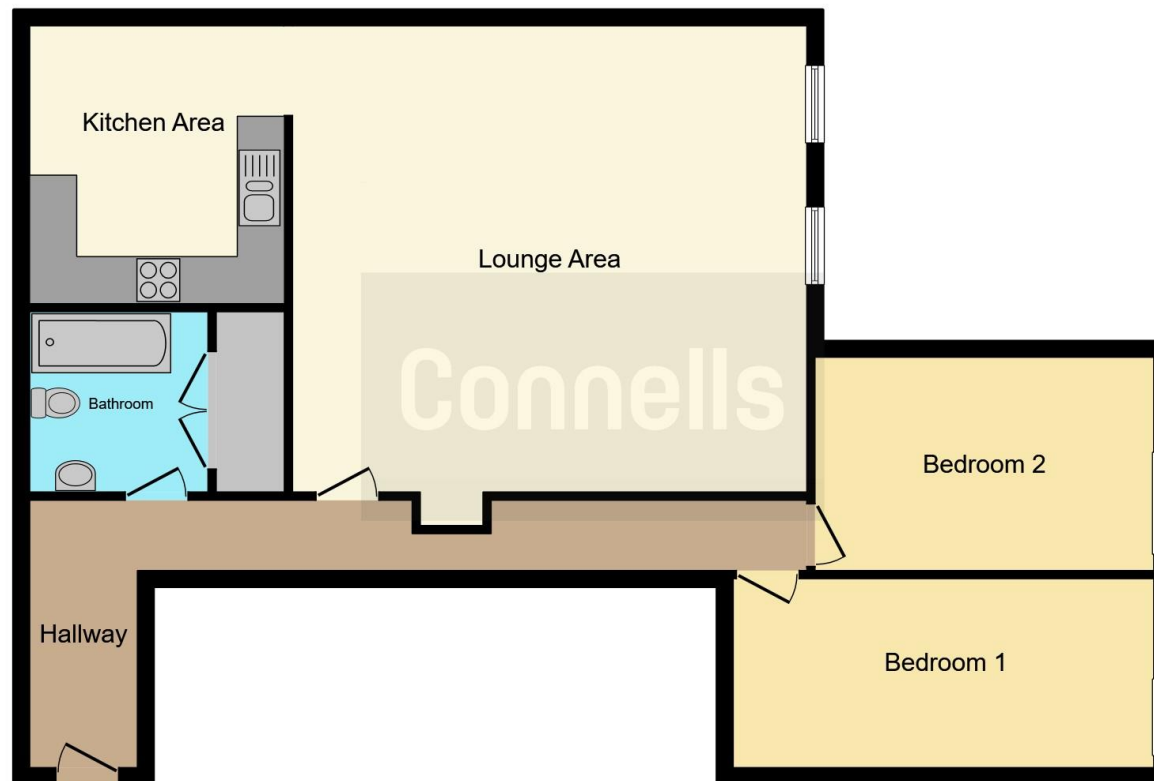
Lease Length & Charges

The vendor informs us that the lease has approximately 111 years remaining, service charge is £1,409.78 PA is reviewed annually, the ground rent is £50 PA, pets and holiday letting are 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

T 01305 770 333
E weymouth@connells.co.uk

84 St. Thomas Street
 WEYMOUTH DT4 8EN

EPC Rating: E

Tenure: Leasehold

view this property online connells.co.uk/Property/WEY308789

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WEY308789 - 0005