





Property Description

'No 5, 108 Kingsview' is nestled adjacent to Weymouth Bay, with Weymouth's award winning sandy beach on your doorstep. It is within easy walking distance of all the shops and amenities available in the seaside town as well as Weymouth train station with main line links to London Waterloo. This property has been completely refurbished throughout incorporating with a new kitchen, bathroom and new carpets. Accommodation comprises: Communal entrance door from the street with intercom access and entrance hallways with stairs to all floors. Third floor landing with door to flat into Entrance Hall. Cloakroom featuring toilet and basin. Modern fitted kitchen with a range of base and wall mounted cabinets including countersunk stainless steel double sink and drainer, integrated fridge, freezer, and oven with electric induction hob and overhead extractor. Spacious Living Room with Dining Space, feature fireplace and built-in chest of drawers. Bedroom Two with built in wardrobe, sink and vanity unit with En-suite with shower and toilet. Stairs to Second Floor double bedroom with En-suite bathroom including shower over bath, toilet, basin and vanity, undercounter washing machine.

Entrance

Door leading into: -

Hallway

Carpeted. Skirt boarding. Understairs storage cupboard. Thermostat. Intercom system. Spot lighting. Door leading into: -

Cloakroom

Suite comprising low level WC, wash hand basin and wall mounted chrome heated towel rail. Tiling.

Living Room

11' 3" x 13' 7" (3.43m x 4.14m)

Front aspect double glazed sash window which enjoys direct sea views. Skirt boarding. Carpeted. Electrical points. Television point. Inset spot lighting. Wall mounted radiator. Feature fireplace and built-in chest of drawers.

Kitchen

6' 5" x 10' 2" (1.96m x 3.10m)

Fully fitted kitchen with a range of wall and base units with worksurfaces over. Inset stainless Front aspect double glazed sash window which enjoys direct sea views. Inset stainless steel sink and drainer. Integral fridge and freezer. Electric oven and induction hob with extractor hood over. Wall mounted boiler. Skirt boarding. Wall mounted radiator. Inset spot lighting. Tiling.

Bedroom Two

12' 7" narrowing to 8' 6" x 14' 3" (3.84m narrowing to 2.59m x 4.34m)

Rear aspect double glazed sash window. Carpeted. Skirt boarding. Wall mounted radiator. Electrical points. Inset spot lighting. Vanity wash hand basin. Sliding wooden glazed door leading into: -

En Suite

2' 7" x 7' 5" (0.79m x 2.26m)

Suite comprising shower unit and low level WC. Wooden style flooring. Extractor fan. Skirt boarding.

First Floor

Bedroom One

13' 1" x 11' 8" (3.99m x 3.56m)

Front aspect Velux window which enjoys direct sea views. Rear aspect double glazed window. Carpeted. Wall mounted radiator. Electrical points. Television point Eaves storage. Inset spot lighting. Door leading into: -

En Suite

4' 8" x 11' 7" (1.42m x 3.53m)

Suite comprising panelled bath with mixer taps, low level WC and vanity wash hand basin. Wall mounted chrome heated towel rail. Tiling. Space and plumbing for a washing machine. Front aspect Velux window which enjoys direct sea views. Skirt boarding. Wooden style flooring.

Lease Length & Charges

The vendor informs there is a 250 year lease from 2021, service charge is £1373 PA, building insurance £250 PA and ground rent is £150 PA. (We recommend details are verified by your solicitor before incurring any additional costs).









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: C

Tenure: Leasehold

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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.

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