



**Connells**

Russett Court Kirtleton Avenue  
Weymouth



# Russett Court Kirtleton Avenue Weymouth DT4 7PS

for sale offers over  
**£175,000**



## Property Description

A two bedroom first floor apartment, situated within walking distance of Weymouth Town Centre and Esplanade. The property also benefits from allocated parking, gas-central heating, fitted kitchen with utility room and modern bathroom suite.

A simply must view for any first time buyers or investment purchasers.

## Entrance

Door into: -

## Hallway

Radiator. Doors to: -

## Lounge

10' 6" x 11' 3" (3.20m x 3.43m)

Two side aspect glazed windows enjoying a Southerly aspect. Wall mounted radiator. Television point. Carpeted. Power points.

## Kitchen

10' 6" x 11' 4" max (3.20m x 3.45m max)

Comprising wall and base units with roll edge work surfaces over. Single stainless steel bowl sink unit. Wall mounted boiler. Side and rear aspect glazed windows. Space for cooker and under counter fridge freezer. Radiator. Tiling.

## Utility Room

7' 6" x 4' 7" (2.29m x 1.40m)

Rear aspect sealed unit double glazed window. Radiator.



### **Bathroom**

7' 6" x 5' 4" (2.29m x 1.63m)

Recently fitted modern suite comprising shower unit, low level WC and vanity wash hand basin. Wall mounted heated towel rail. Extractor fan.

### **Bedroom One**

10' 6" x 9' 3" (3.20m x 2.82m)

Front aspect glazed window. Carpeted. Power points. Wall mounted radiator.

### **Bedroom Two**

10' 7" x 8' 1" (3.23m x 2.46m)

Front aspect glazed window. Carpeted. Power points. Wall mounted radiator.

### **Outside**

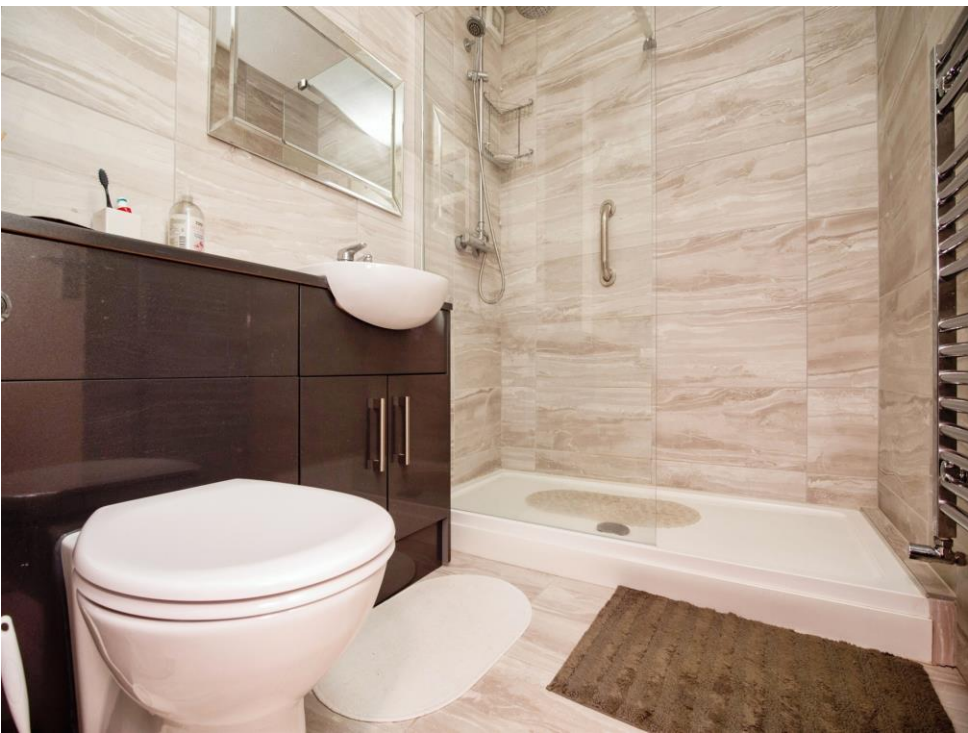
### **Allocated Parking**

### **Lease Length & Charges**

The vendor informs us; 999 year Lease from January 1988. Service Charge is £40 pcm.  
(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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01305 770 333**  
**E [weymouth@connells.co.uk](mailto:weymouth@connells.co.uk)**

84 St. Thomas Street  
 WEYMOUTH DT4 8EN

EPC Rating: C Council Tax  
 Band: A

Service Charge: 480.00 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WEY309058](http://connells.co.uk/Property/WEY309058)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1988. 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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