



Connells

The Carriages Victoria Street
Weymouth



Property Description

Connells Estate Agents are pleased to bring to the market a second floor apartment situated in the popular block of apartments called "The Carriages" set just a couple of roads away from Weymouth award winning beach. This apartment comprises of one double bedroom, lounge/diner, kitchen and bathroom. The property benefits from a private garage and no forward chain.

Entrance

Hallway

Electric storage heater. Entry phone. Walk in cupboard housing the hot water tank and some storage shelving. The cupboard also houses the consumer unit.

Lounge/Diner

13' 6" x 10' 1" (4.11m x 3.07m)

Rear aspect upvc window. Storage heater. Carpeted. Television and telephone point

Kitchen

6' 7" x 9' 5" (2.01m x 2.87m)

Front aspect upvc window. Partly tiled. Fitted kitchen with a range of wall and base units incorporating a stainless steel sink drainer with worksurfaces over. Skirt boarding. Space for fridge freezer. Space and plumbing for washing machine. Space for cooker.

Bedroom

10' 4" x 9' 8" (3.15m x 2.95m)

Rear aspect upvc window. Fully fitted wardrobes. Carpeted. Skirt boarding.



Bathroom

6' 9" x 7' 2" (2.06m x 2.18m)

Suite comprising WC, wash hand basin and enclosed shower unit. Wall heater. Skirt boarding. Front aspect double glazed window.

Outside

Garage

Lease Length & Charges

The vendor informs us there is a 120 year lease which started 29 September 1984, with a service charge of £683.15 per 6 months & ground rent is £40 PA.









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: D Council Tax
Band: A

Service Charge:
1366.30

Ground Rent:
40.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WEY309135

This is a Leasehold property with details as follows; Term of Lease 120 years from 29 Sep 1984. 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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