



**Connells**

Trinity Court  
Weymouth





### Property Description

Connells Estate Agents are pleased to bring to the market this first floor purpose built flat with two double bedrooms and sea views. There is allocated parking and it is located a very short walk from Weymouth's picturesque harbour and award winning beach. The property boasts spacious living accommodation with shed outside for storage.

### Kitchen

16' 2" x 10' (4.93m x 3.05m)

Two rear aspect double glazed windows, side aspect double glazed window, wall mounted radiator, power points, ceiling light point. Fitted kitchen with a range of wall and base units incorporating a one and a half bowl sink drainer with worksurfaces over. Built in electric oven with inset gas hob and extractor hood over. Space for fridge freezer. Space and plumbing for washing machine. Splash back tiling.

### Bedroom One

14' 5" x 8' 10" (4.39m x 2.69m)

Front aspect double glazed window, wall mounted radiator, power points and ceiling light point.

### Entrance

Via wooden front door to hallway

### Hallway

Wall mounted radiator, power points, two ceiling light points, loft hatch, two storage cupboards, doors into: -

### Bedroom Two

15' 1" max x 10' 6" (4.60m max x 3.20m)

Front aspect double glazed window, wall mounted radiator, power points, ceiling light point, and telephone point

### Lounge

14' 5" x 12' 9" (4.39m x 3.89m)

Front aspect double glazed window, wall mounted radiator, power points, ceiling light point, television and telephone point.

### Bathroom

Rear aspect double glazed opaque window, wall mounted radiator, ceiling light point, panel enclosed bath with electric shower over, WC, wash hand basin and splash back tiling.



## Outside

## Parking

There is one allocated off road parking space to the side of the property.

## Lease Length & Charges

The vendor informs us; 125 year Lease from 21 August 1995. Service Charge is £543.67 twice yearly and ground rent is £10 pa.

(We recommend details are verified by your solicitor before incurring any additional costs.)

## Agents Notes

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

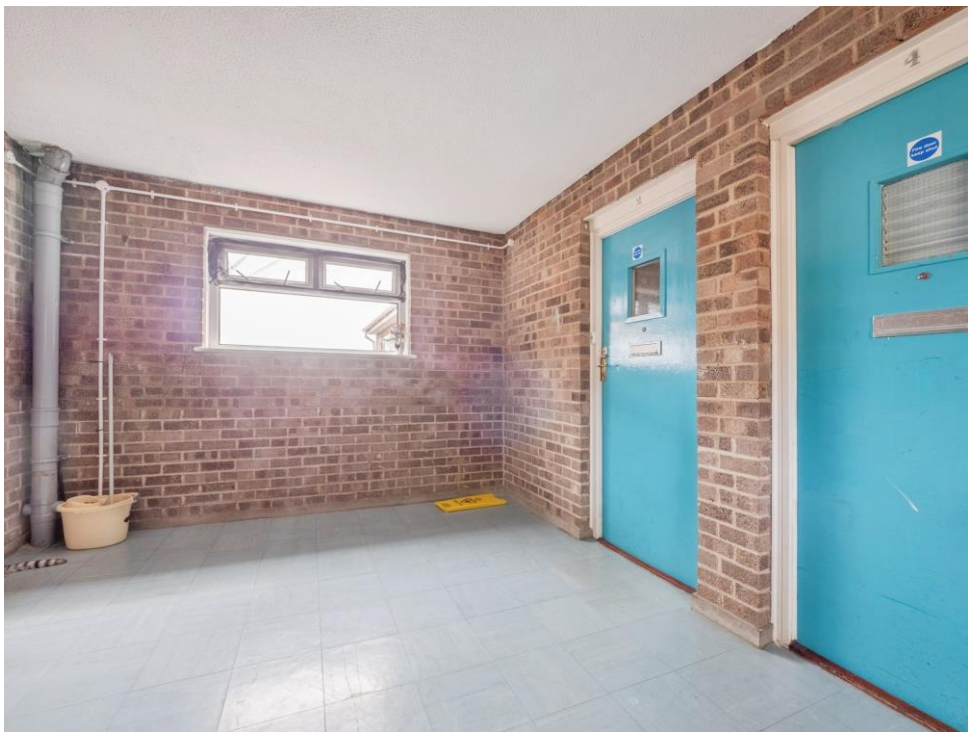
The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample

of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



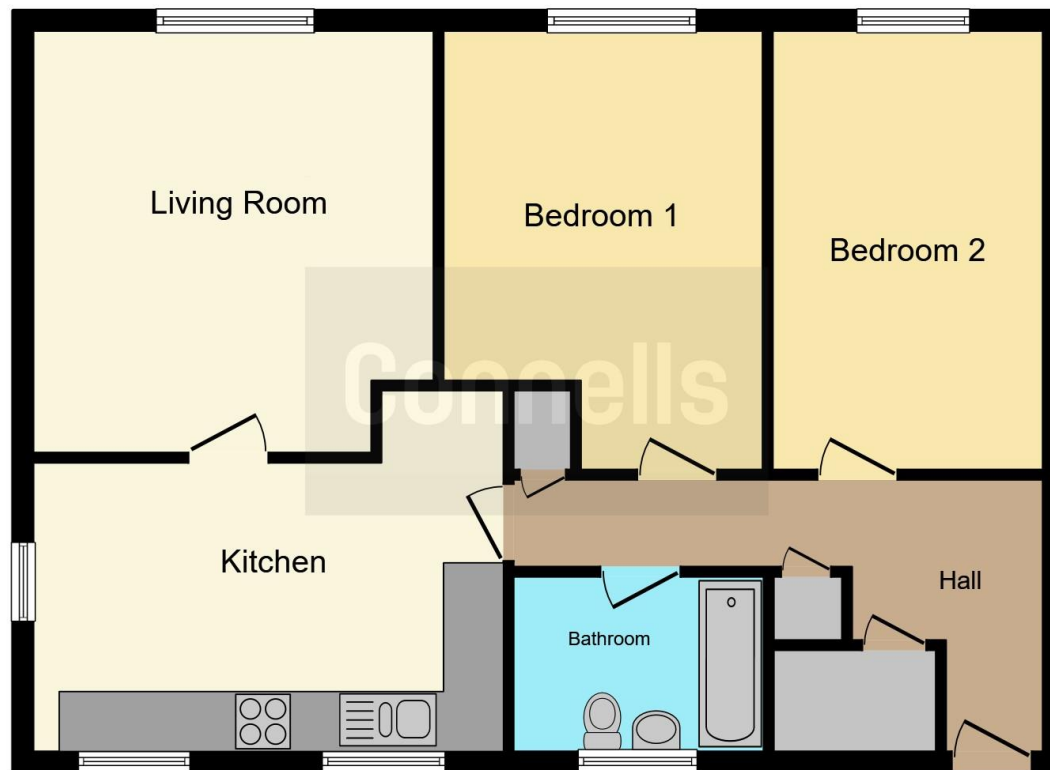












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: B

Service Charge:  
 1087.34

Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WEY309335](http://connells.co.uk/Property/WEY309335)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Aug 1995. 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.

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.



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Property Ref: WEY309335 - 0006