



Connells

Balmoral Court Kirtleton Avenue
Weymouth



Open Plan Living

16' 9" x 12' max (5.11m x 3.66m max)

Living Area

Feature fire place and polished stone hearth, textured and coved ceiling, double radiator, wooden style flooring, TV point and open to:

Property Description

Connells Estate Agents are pleased to bring to the market this ground floor one bedroom apartment which is situated close to Weymouth's town, beach and sea front. The property is an ideal investment or holiday home. The property comprises one bedroom, study, bathroom, open plan living room/kitchen space, access to communal gardens, and allocated parking. This property is offered with share of the freehold.

Kitchen Area

A range of modern fitted wall and base units with roll top work surfaces over, inset stainless sink and drainer units with chrome mixer tap and tiled surround above, matching central cooking island with inset feature stainless steel gas hob and cupboards under. Built in stainless steel oven comprising a separate grill, fitted concealed washing machine. Side aspect double glazed window and wooden style flooring.

Communal Entrance

Dual side aspect windows, stairs to the first floors, storage cupboard housing meters and door to number 7.

Bedroom

11' 8" x 8' 9" (3.56m x 2.67m)

Side aspect double glazed window, textured ceiling and single radiator.

Entrance Hall

Wooden style flooring, single radiator, dado rail, storage cupboard and doors to:

Study

14' 5" max x 11' 8" (4.39m max x 3.56m)

Textured ceiling, single radiator, wooden style flooring, telephone point and fitted storage shelving.

Bathroom

White suite comprising hand wash basin, WC and bath with chrome mixer tap and shower point above. Feature wood panelled and tiled walls, side aspect double glazed window, wooden style flooring, single radiator and wall mounted electric heater.

Outside

Allocated Parking

There is an allocated parking space to the front of the property.

Communal Gardens

There is a large lawned and enclosed communal garden to the rear of the property.

Lease Length & Charges

The vendor informs us; 500 year Lease from 25 July 1989. Service Charge is £75pcm. Offered with 1/9 share of freehold.

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

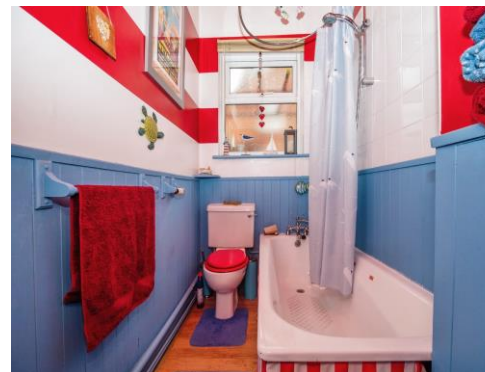
Auctioneer's Comments

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.

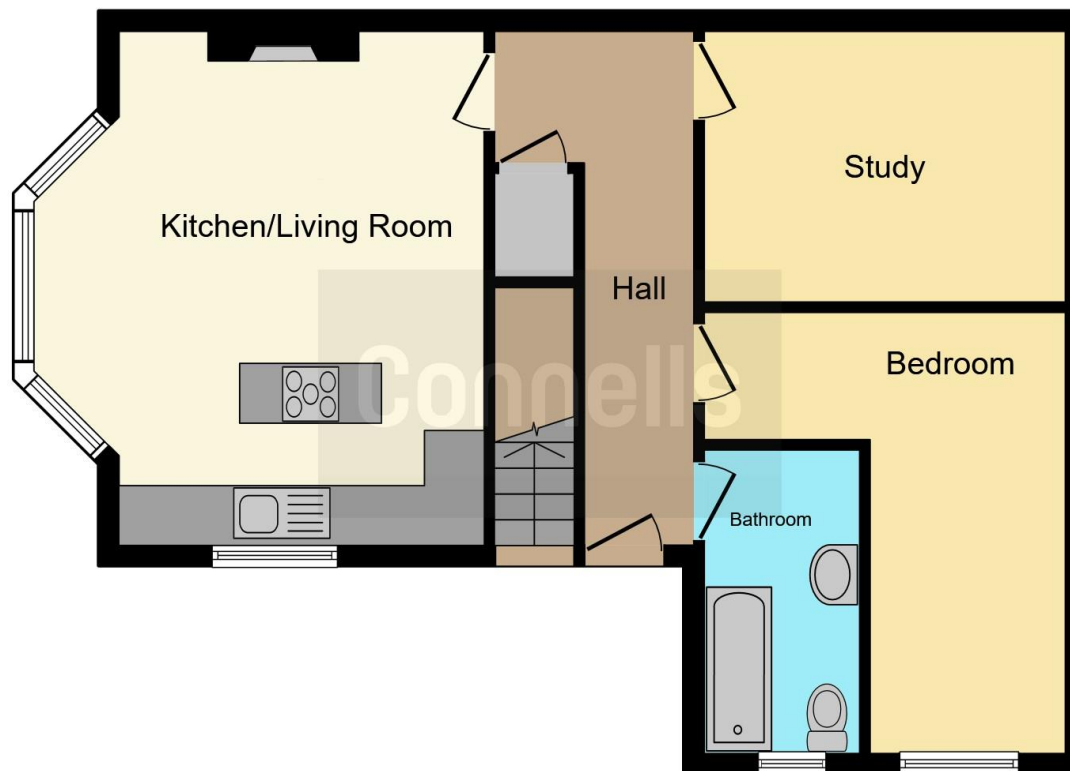
The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The 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

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: D

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WEY309417

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: WEY309417 - 0008