



Connells

Franklin Road
Weymouth



Property Description

Connells Estate Agents, Weymouth are pleased to bring to the market this two bedroom GROUND FLOOR APARTMENT with lounge, fully fitted kitchen and bathroom plus ALLOCATED PARKING. Located a short walk to Weymouth harbour, town centre and local amenities.

Accommodation

Entrance

Door to front leading into kitchen

Hall

Carpeted. Inset spot lighting. Doors leading into: -

Lounge

11' 9" x 10' 3" (3.58m x 3.12m)

Wall mounted radiator. Shelving and storage cupboard to either side of chimney breast. Television point. Electrical points. Inset spot lighting. Carpeted. Skirt boarding. Door to: -

Kitchen

11' 7" x 7' 4" (3.53m x 2.24m)

Fitted kitchen which comprises wall and base units with roll edge work surfaces and complementary tiling above with inset single bowl stainless steel sink and drainer. Inset electric hob with oven under. Spaces for washing machine and fridge. Breakfast bar. Inset spot lighting. Double glazed window to the rear. Doored access into the property.

Bedroom One

12' 2" max x 11' 7" (3.71m max x 3.53m)

Front aspect double glazed window. Wall mounted radiator. Carpeted. Inset spot lighting. Electrical points.



Bedroom Two

14' 7" x 6' 1" (4.45m x 1.85m)

Rear aspect double glazed window. Carpeted. Wall mounted radiator. Inset spot lighting.
Electrical points.

Bathroom

Suite comprising WC, wash hand basin and panel enclosed bath with shower over.

Outside

Allocated Parking

Lease Length & Charges

The vendor informs us there is a 999 year lease which started December 1983 and the ground rent is £25.00 per annum.

(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

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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/WEY309543

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.

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