



Connells

Wellington Court
Weymouth



Property Description

40 Wellington Court is a rather charming two bedroom listed apartment situated the prestigious location of Brewers Quay, short stroll to Weymouth Marina & direct access to the town. This apartment is reached via a communal entrance into the hall with stairs to the first floor. This dwelling welcomes two bedrooms with pleasant views over the grounds & towards Weymouth Bay, bathroom, lounge, and kitchen. Externally there is an allocated parking space. Offered with no forward chain.

Accommodation

Entrance Hall

Entry phone. Cupboard housing consumer unit and hot water tank

Lounge

17' 11" max x 14' (5.46m max x 4.27m)

Front aspect wooden sash bay window. Storage cupboard. Television point.

Kitchen

7' x 7' 11" (2.13m x 2.41m)

Fitted kitchen with a range of wall and base units incorporating a stainless steel sink drainer with worksurfaces over. Built in oven with electric hob and extractor fan over. Space for washing machine and fridge.

Bedroom One

13' x 11' max (3.96m x 3.35m max)

Rear aspect wooden sash window.
Electric heater



Bedroom Two

12' 4" x 8' (3.76m x 2.44m)
Rear aspect sash window. Electric heater

Bathroom

Suite comprising panel enclosed bath with shower over, WC and wash hand basin. Partly tiled.
Extractor fan. Shaver point.

Outside

Communal Gardens

Access to the communal gardens

Allocated Parking

Allocated parking for one car.

Lease & Maintenance Charges:

The vendor informs us there is a 199 year lease which commenced 1984. The annual service charge for 40 Wellington Court is broken down into communal ground service charge (£1727.28) and Block service charge (£370.92). The annual Ground Rent is £63. These total to £2161.20 per annum.





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



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EPC Rating: D

view this property online connells.co.uk/Property/WEY308207

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jul 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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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