



**The Carriages, Chelmsford Street, Weymouth DT4 7QS**



**welcome to**

**The Carriages, Chelmsford Street, Weymouth**

**\*\*CASH BUYERS ONLY\*\*** Immaculate one double bedroom second floor flat within a purpose built block. The property is located just a short stroll away from the town centre and beach, the property offers parking within a car park, modern kitchen and bathroom. Ideal investment/holiday home.



### **Agents Note**

We are asking for cash buyers only due to the length of the lease currently being at 81 years remaining. If you do require a mortgage please seek advice before viewing. There is currently a tenant in situ paying £695 PCM which gives a rental yield of 6.9% making this a great investment. The tenancy is up in June so can be offered with vacant possession.

### **Communal Entrance**

Access into the main building is via a wooden glazed security communal door leading into the communal hallway with a rear aspect wooden glazed door leading to the car park. Stairs rise to all floors, Flat 16 is located on the second floor.

### **Entrance**

Access into the flat is via a wooden glazed door leading into the hallway.

### **Hallway**

Built in airing cupboard housing the electric boiler, built in shelving unit with storage under, wall mounted fuse board, wall mounted telephone entry system and doors lead to the accommodation.

### **Lounge**

13' 7" x 10' 1" ( 4.14m x 3.07m )

The lounge opens into the kitchen with an open arch creating an open plan living area. The lounge has a rear aspect double glazed window and a wall mounted electric radiator.

### **Kitchen**

9' 4" x 6' 8" ( 2.84m x 2.03m )

Front aspect double glazed window, modern fitted kitchen comprising eye and base level units with work surfaces over, breakfast bar part of the lounge, integral electric double oven with inset four ring gas hob and extractor fan over, space for an under counter fridge, integrated washing machine and freezer.

### **Bedroom**

10' 4" x 10' ( 3.15m x 3.05m )

Double bedroom offering a rear aspect double glazed window and a wall mounted electric radiator.

### **Bathroom**

7' 3" x 6' 8" ( 2.21m x 2.03m )

Front aspect double glazed window, modern suite comprising a panel enclosed bath with a wall mounted mixer shower over, low level WC, wash hand basin and a wall mounted electric towel rail heater.

### **Outside**

There is parking within the car park to the rear of the property, the parking is classed as communal however there are spaces always available for everyone to park within the block.

### **Location**

The property is located just a short stroll away from the town centre and Weymouth's award winning beach. There are local convenience stores within walking distance and Weymouth train station is just a short stroll away with a direct line to London Waterloo.



**view this property online** [fox-and-sons.co.uk/Property/WMT106127](http://fox-and-sons.co.uk/Property/WMT106127)



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## The Carriages Chelmsford Street, Weymouth

- CASH BUYERS ONLY
- One Double Bedroom
- Purpose Built
- Parking within a Car Park
- Immaculate Throughout

Tenure: Leasehold EPC Rating: D

# £120,000



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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 Leasehold packs.



Property Ref:  
WMT106127 - 0003

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Please note the marker reflects the  
postcode not the actual property

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