



Instinct Guides You



## Oldridge Road, Chickerell, Weymouth £72,000

- No Onward Chain
- 45% Shared Ownership
- Allocated Parking
- Greys Field Development
- One Bedroom
- Ideal First Time Buy
- Close To Amenities
- Tucked Away Position



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A 45% shared ownership, modern one-bedroom ground floor apartment with allocated parking, offered for sale with no onward chain and situated in a tucked-away position on the popular Greys Field development in Chickerell, backing onto an attractive green.

Approximately four years old, this spacious apartment features a welcoming hallway with a useful cloak cupboard providing access to all rooms. The light and airy lounge/diner offers a comfortable space to relax with pleasant views across the green, and opens into a well-equipped kitchen with a good range of units, built-in oven, hob and extractor, and space for further appliances.

The bedroom is a generous double, benefiting from fitted wardrobes and ample floor space for additional furniture. Completing the accommodation is a modern bathroom suite comprising a pedestal wash hand basin, WC, and a bath with shower over, complemented by stylish splashback tiling.

Outside, the property enjoys an allocated parking space.

## Room Dimensions

Lounge/Diner 12'11" x 9'10" max (3.94m x 3.02m max)

Kitchen 9'6" x 8'6" (2.9 x 2.6)

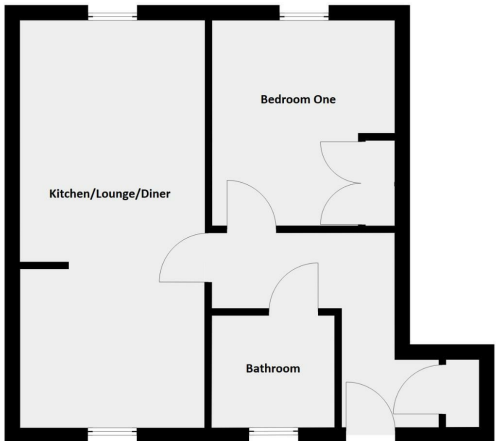
Bedroom One 10'11" max x 9'9" max (3.35m max x 2.98m max)

Bathroom

### Lease & Maintenance Information

The vendor informs us that there is a 125 year lease which commenced in 2021, service charge is approximately £72.98 per month, rent is approximately £233.04. Assured Shorthold Tenancies are permitted within the lease if in full ownership, holiday letting is not permitted and pets are not aloud. Aster is the association you pay rent to.

Please ensure these details are verified by your solicitor before incurring any further costs.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.