



**AUSTIN**   
**ESTATE AGENTS**

## The Esplanade

Weymouth

Dorset

DT4 7EA

Offers Over £190,000

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### SUMMARY

- Grade II Listed Top Floor Apartment
- Spacious Accommodation Throughout
- One Double Bedroom
- Open Plan Living / Kitchen Areas
- Modern Fitted Kitchen
- Modern Bathroom Suite
- Well Maintained Communal Areas
- Share of Freehold
- Holiday Lets Permitted
- No Onward Chain





## SUMMARY OF ACCOMMODATION

### APARTMENT

#### Entrance Hallway

Lounge Area 13' 1" x 14' 1" (4.00m x 4.30m)

Kitchen 7' 9" x 5' 11" (2.35m x 1.80m)

Bedroom 14' 8" max x 12' 4" (4.46m max x 3.75m)

Bathroom 5' 11" x 5' 7" (1.80m x 1.70m)



## THE PROPERTY

Situated in a prime position, overlooking the glorious Weymouth Bay, is this spacious, top floor, one bed roomed apartment situated within a beautiful Grade II listed building. The apartment is presented in excellent condition. The property comes to the market with no onward chain, a long lease and share of freehold.

Access to the building is via an entrance door to the well maintained communal reception hallway with stairs ascending to all floors. The apartment reception hallway hosts doors to all rooms. The open plan lounge kitchen is situated to the front of the property with two double glazed windows to the front aspect providing excellent natural light with wonderful views over Weymouth Bay adding to the property's appeal. The kitchen area is fitted with a modern range of matching level and base units, colour contrasting worktop surfaces, inset sink, four ring electric hob, electric oven, extractor hood and integrated fridge.

The bedroom is situated to the rear of the apartment. This room is larger than average with a double glazed window to rear aspect providing good natural light with delightful views over the surrounding area of Weymouth. The bathroom comprises a low-level WC, pedestal wash hand basin and panelled bath with a shower over and complementary tiling.

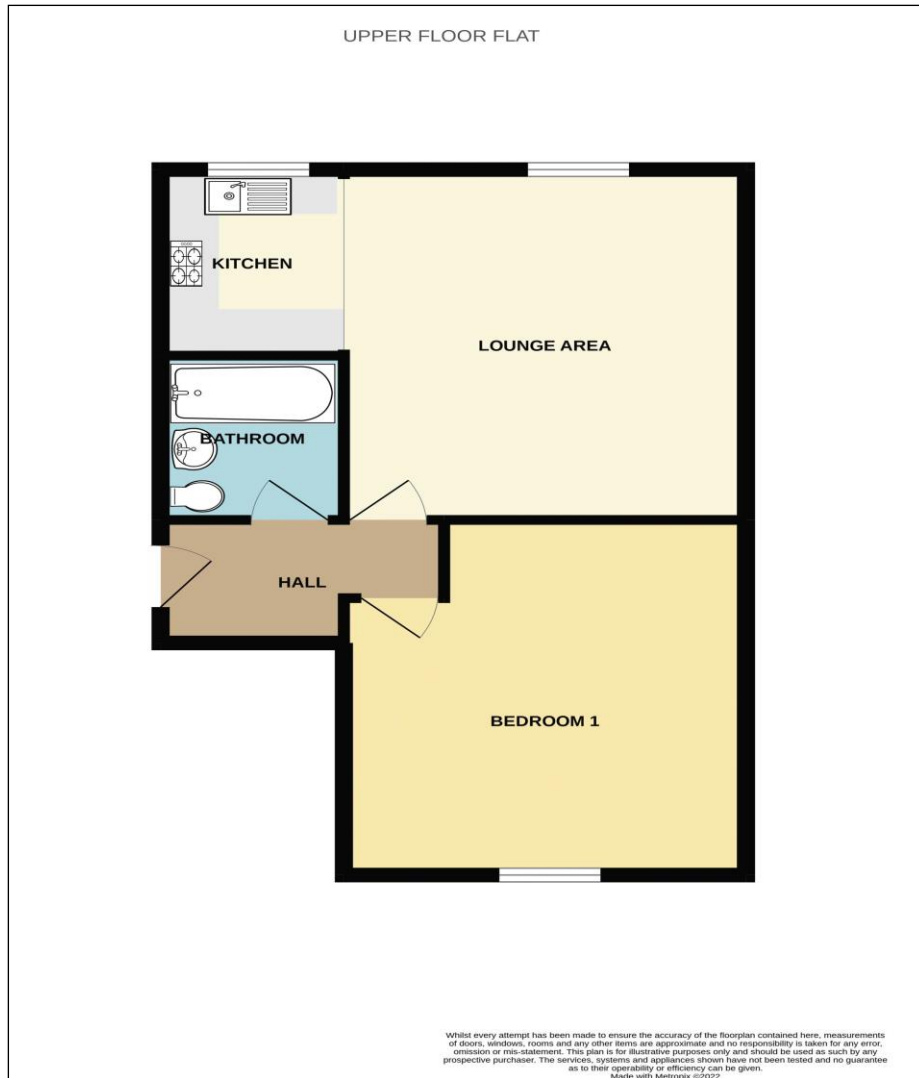
The property is situated in the sought-after location of Weymouth Esplanade and seafront within close proximity of the local shops, cafes, restaurants of Weymouth town centre. Other amenities nearby include bus routes to surrounding areas.

For further information, or to make an appointment to view this amazing investment opportunity, please call Austin Estate Agents.

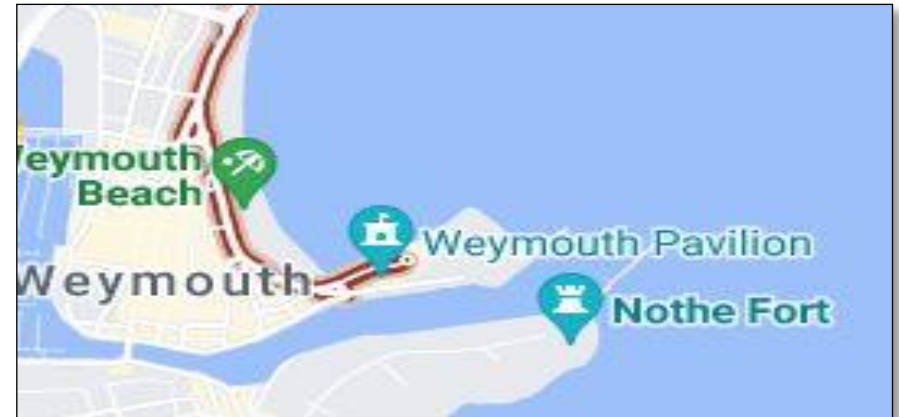
We are informed by the vendor that the lease has 976 years remaining. The service charge is **£1,456** per annum including ground rent and buildings insurance. Residential and holiday lets are permitted. Pets are not.



## FLOORPLAN:



## LOCATION:



**COUNCIL TAX RATING: A**

**TENURE: Share of Freehold**

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### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.