



Connells
FOR SALE

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AUSTIN
ESTATE AGENTS

Bath Road

Weymouth Town Centre

Weymouth

Dorset

DT4 7DS

Offers in Excess of £85,000

SUMMARY

- Grade II Listed Ground Floor Apartment
- Updating & Refurbishment Required
- Two Bedrooms
- Fitted Kitchen
- Shower Room
- Courtyard Garden
- Walking Distance of Weymouth Beach
- No Onward Chain





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Lobby

Lounge 12' 10" x 12' 6" (3.90m x 3.80m)

Kitchen 7' 1" x 9' 4" (2.15m x 2.85m)

Bedroom One 12' 4" x 9' 10" (3.75m x 3.00m)

Bedroom Two 6' 9" x 10' 2" (2.05m x 3.10m)

Shower Room 5' 11" x 4' 11" (1.80m x 1.50m)

OUTSIDE

Courtyard Garden

THE PROPERTY

We are pleased to offer for sale this Grade II listed ground floor apartment, which is in need of refurbishing throughout, although this has been reflected in the asking price. The flat is being offered for sale with no onward chain.

The property would ideally would suit a cash buyer or developer. The property offers a lounge, kitchen, two bedrooms, shower room and a courtyard garden.

There is a gas heating boiler and radiators in place, however, please note we have not tested the system.

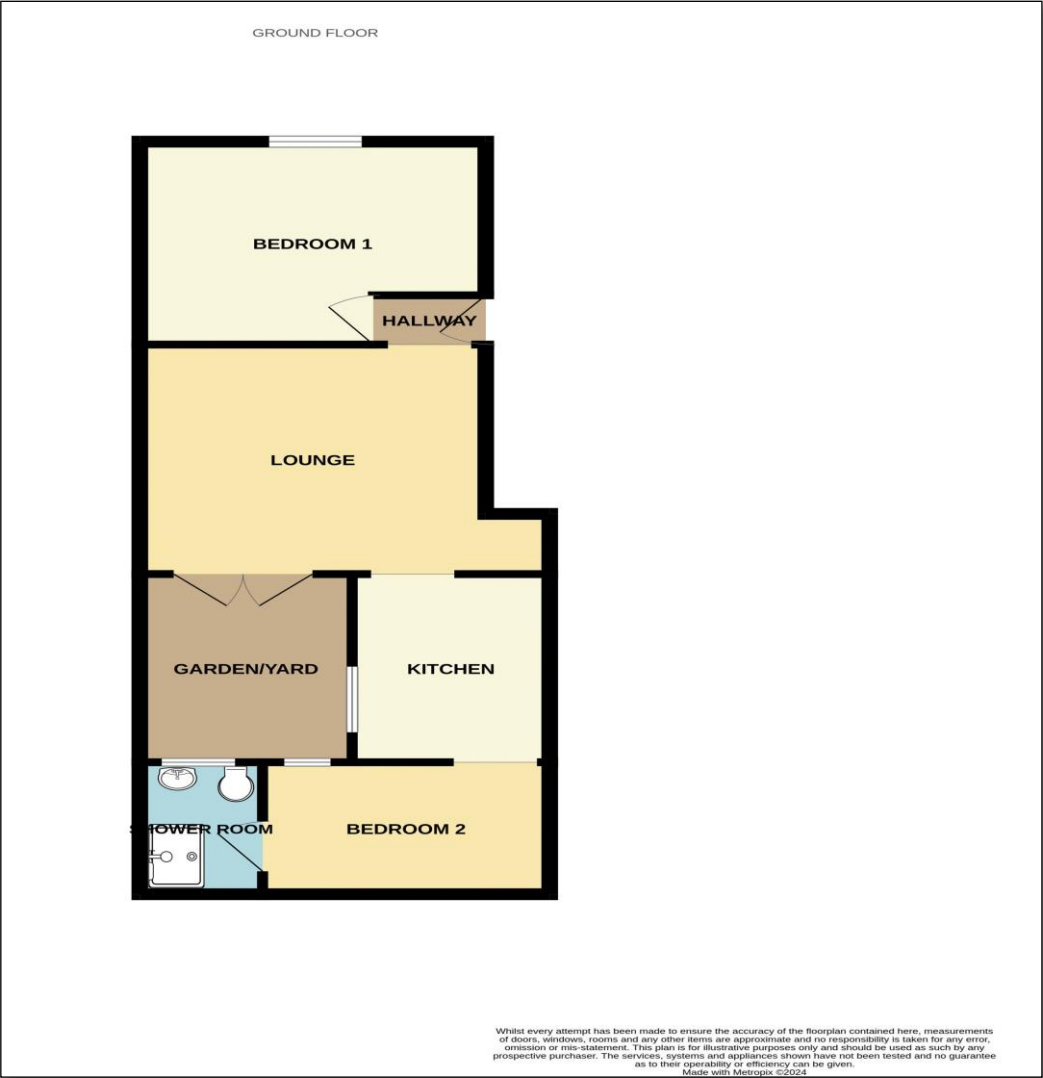
The apartment is situated is within a short stroll of Weymouth Town Centre and is ideally placed for walking to Weymouth Bay Esplanade and Old Harbour as well as the many cafes, shops, bars, restaurants and theatre within this vibrant area.

For further information, or to make an appointment to view, please contact the team at Austin Estate Agents.

Agents note: The lease has 973 years remaining. We are not aware of any restrictions.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

COUNCIL TAX RATING: A TENURE: Leasehold

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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 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.