

Bath Street

Weymouth Town Centre

Weymouth

Dorset

DT4 7DS

Offers in Excess of £85,000

SUMMARY

- Grade II Listed First Floor DuplexApartment
- > Updating & Refurbishment Required
- Accommodation Set over Three Floors
- > Two Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Shower Room
- Walking Distance of Weymouth Beach
- Weymouth Town Centre Location
- No Onward Chain











SUMMARY OF ACCOMMODATION

FIRST FLOOR

First Floor Landing

Lounge 9' 10" x 15' 5" (3.00m x 4.70m)

Kitchen 11'0" max x 10'0" max (3.35m max x 3.05m max)

SECOND FLOOR

Second Floor Landing

Bedroom One 9' 10" x 15' 5" (3.00m x 4.70m)

Bedroom Two 11'0" x 6'5" (3.35m x 1.95m)

Shower Room 11'0" x 2'6" (3.35m x 0.75m)



THE PROPERTY

We are pleased to offer for sale this Grade II listed, first and second floor duplex apartment, which is in need of refurbishing throughout and has been reflected in the asking price. The property is being offered for sale with no onward chain and would ideally would suit a cash buyer or developer.

Access to the building is gained on the ground floors where stairs ascend to the first floor where the apartment is located. The first floor hosts a lounge and kitchen. The spacious lounge enjoys a front aspect bay window. The kitchen features a range of eye level and base units with space for additional domestic appliances.

To the second floor are the two bedrooms and shower room.

Bedroom one is a good sized double room, which spans the width of the property with a front aspect sash window.

Bedroom two is found at the rear of the property where a doorway leads to a shower room with low level WC, wash hand basin and space for a shower cubicle.

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:



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 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.