



**Glendinning Avenue, Weymouth, DT4 7QF**  
Offers In Excess Of £140,000 Share of Freehold

  
**MARTIN&CO**

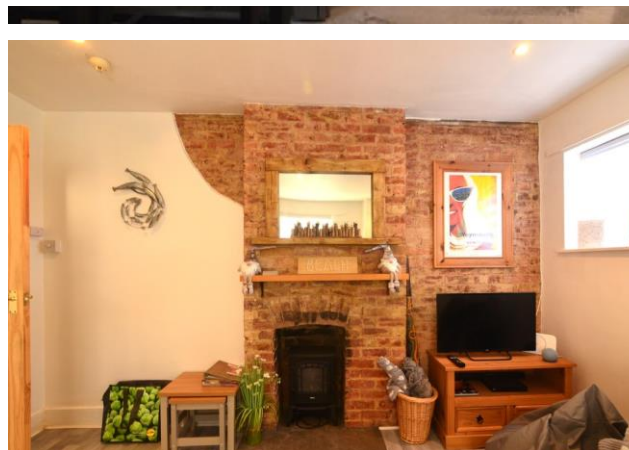


## Offers In Excess Of £140,000

- No Onward Chain
- Share of Freehold
- First Floor Flat
- Allocated Parking
- Walking Distance of Beach
- Service Charge £130 pm
- Council Tax Band A



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Conveniently located close to Lodmoor with various local amenities and a short walk from Weymouth Esplanade and Beaches this property is being sold with no onward chain.

As part of a converted character property this one bedroom flat which is being offered for sale with a share of the Freehold is currently being run as a successful holiday let and providing the current owners with an income.

A shared entrance with telephone intercom opens into a large communal hall with stairs leading to the first floor and the flats entrance into a private hall with doors to cloakroom, bedroom with door to a shower room, storage area and a cosy lounge/kitchen with character fireplace and modern fitted kitchen.

The property also offers a communal garden area to the rear and allocated parking.

**COMMUNAL ENTRANCE** Stairs rising to the first floor.

**ENTRANCE HALL** Doors to Cloakroom, Lounge/Kitchen and Bedroom. Storage area with space for washing machine.

**KITCHEN/LOUNGE** 12' 8" x 12' 8" (3.86m x 3.86m)  
Light and airy open plan living area with dual aspect windows, feature fireplace, kitchen with a range of wall and base units and integrated appliances.

**CLOAKROOM** WC and wash hand basin.

**BEDROOM** 11' 8" x 9' 3" (3.56m x 2.82m) Double bedroom with access to shower room.

**SHOWER ROOM**

**COMMUNAL GARDEN**

**PARKING**





Leasehold: 125 years from January 2007. The seller also informs us that the own a share of the freehold  
Ground Rent: Peppercorn  
Service Charge: £130 per month

We recommend that all lease information is confirmed via a legal representative.

Property Type: First Floor Converted Apartment  
Property construction: Standard  
Mains Electricity  
Mains Water & Sewage: Supplied by Wessex Water  
Heating: Gas

Broadband Networks in the area  
Openreach, Jurassic Fibre

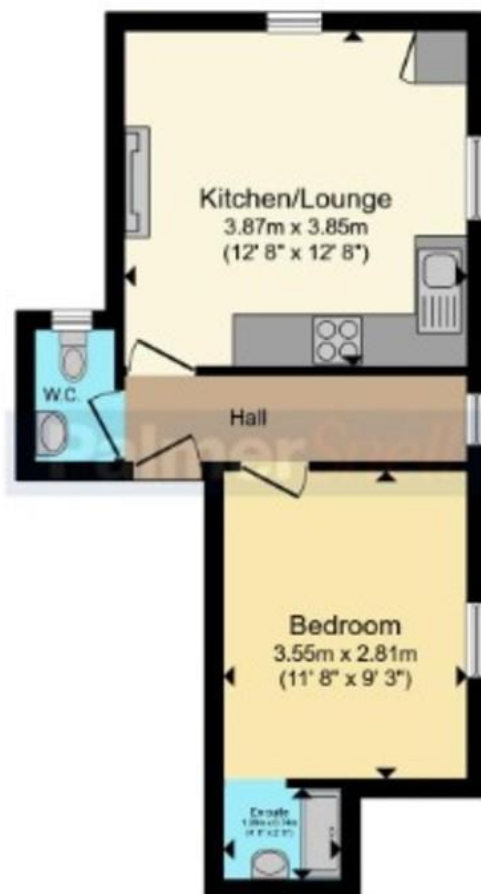
Superfast Fibre Broadband, Standard Broadband

Mobile Network Availability in this area  
O2  
Three  
Vodafone  
EE

We recommend checking Broadband speeds via  
Ofcom Checker

We recommend checking Mobile phone coverage via  
Ofcom Checker





Total floor area 33.0 sq.m. (356 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Martin & Co Weymouth

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**MARTIN&CO**

**Accuracy:** 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.