



Kingfisher Court, Goldcroft Avenue, Weymouth, DT4 0FD
Asking Price Of £175,000 Leasehold

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- Purpose Built Upper Floor Apartment
- Two Double Bedrooms
- Ensuite
- Communal Gardens & Parking
- Balcony
- 107 Year Lease Remaining
- Service Charge £186.98 per month

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



This purpose built apartment is located of short walk from Weymouth's Inner Harbour and Town Centre and offers open views over the Nature Reserve.

Service Charge: £186.98 per month

This property itself benefits from a lift to all floors. Located on the upper floors the apartment benefits from two double bedrooms, ensuite, family bathroom, open plan lounge/kitchen/dining area with doors opening onto a balcony with views over the Nature Reserve.

There is communal gardens and parking.

The property is being sold with tenant in situ with a fixed tenancy until August 2025.

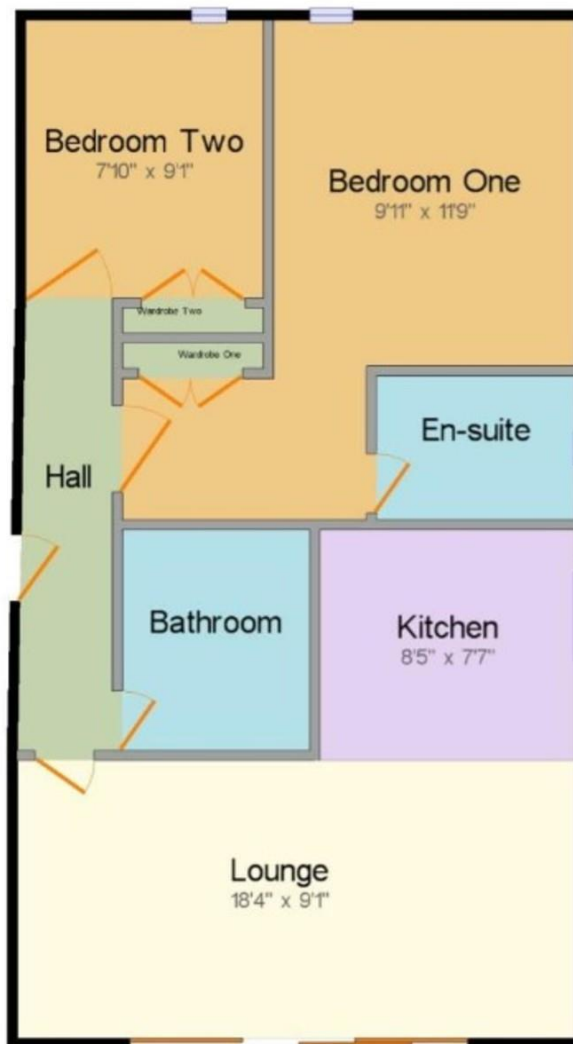
TENANCY The tenancy is fixed until August 2025
Current Rental income £950 per calendar month

LEASE INFORMATION Lease Term: 125 years from June 2006
Ground Rent £12.50 per month









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