



30 Olympia Heights  
Greenhill Weymouth, DT4 7AG

**Asking Price £120,000 Leasehold**



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\*\*\*\* AVAILABLE SHARED OWNERSHIP OPTION \*\*\*\*

A purpose built two bedroom first floor apartment located in the sought after location of Greenhill a stones throw from the beach and a level walk to Weymouth town centre. The property is well maintained and benefits from electric central heating, double glazed windows, gated parking area and two double bedrooms.

\*\*\*\* 100% ownership can be purchase at a listing price of £215,000 \*\*\*\*

## Entrance Hall

Door to Storage cupboard.

## Bedroom 1

16'1" x 10'2" (4.90 x 3.10)

Two windows to side, window to front, radiator, telephone point, wall light(s).

## Bedroom 2

13'5" max x 10'1" (4.10 max x 3.08)

Window to side, radiator and wall lights

## Bathroom

Fitted with three piece suite comprising of bath with shower overhead, pedestal wash hand basin and low-level WC.

## Lounge

16'6" x 11'7" (5.02 x 3.54)

Two windows to front, window to side, 2 radiators, telephone point

## Kitchen/Diner

Fitted kitchen with space for freestanding domestic appliances, ample worktop space with sink and drainer, electric hob with oven below and cooker hood above.

## Outside

Secure gated allocated parking space, communal bin store, communal bike store and separate internal storage unit on the ground floor.

## Lease Information

Offered with 57% shared equity at £122,550 with the remaining 43% being rented at £259.56 monthly.

Management company costs £216.77 monthly

Length of lease: 125 years from 2012





**Council Tax**  
Band D

**Other Information**

**Construction**  
Traditional cavity wall construction with brick elevations under a tiled roof. Undercroft parking below with addition dwellings above.

**Broadband (estimated speeds)**  
Standard - 7 mbps  
Superfast - 80 mbps  
Ultrafast - Unknown

**Flood Risk**  
Rivers & Seas - Very Low  
Surface Water - Very Low

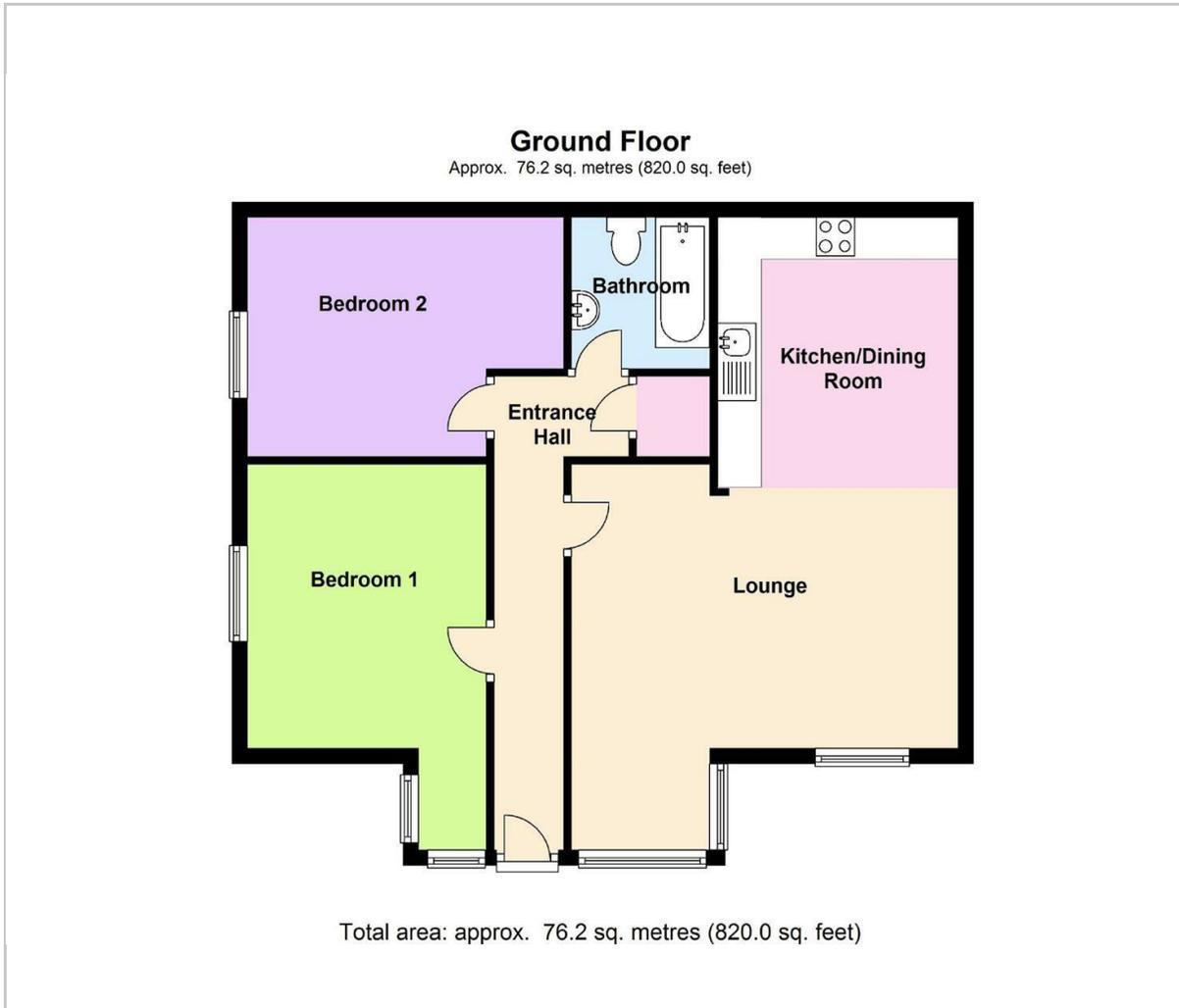
**Services**  
The property is supplied with mains electricity and water, and mains drainage.

**Legal Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Floor Plan



## Viewing

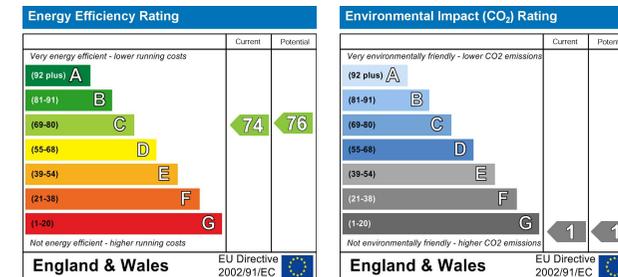
**Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.**

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## Area Map



## Energy Efficiency Graph



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