



Instinct Guides You



Kirtleton Avenue, Weymouth £105,000

- No Onward Chain
- First Floor Apartment
- Allocated parking
- Close To Town Centre & Seafront
- Open Plan Living Space
- Long Lease 978 Years Remaining



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Offered with no onward chain a one bedroom first floor apartment boasting allocated parking and a long lease. The property has an open plan kitchen living area and one double bedroom.

The apartment features a well-proportioned reception room, providing seamless integration for the kitchen and living spaces. The single bedroom is a generous double room with ample space for a range of furniture. The bathroom comprises a modern white suite.

One of the standout features of this property is its allocated parking space, a rare find in such a central location. The long lease adds to the appeal, providing security and peace of mind for years to come.

Situated just a short stroll from the town centre and the beautiful seafont, this apartment allows you to embrace the vibrant coastal lifestyle. Enjoy the local shops, cafes, and restaurants, or take a leisurely walk along the stunning beach.

Room Dimensions

Kitchen/Lounge/Dining Room 18'9" max x 12'4" max (5.74 max x 3.76 max)

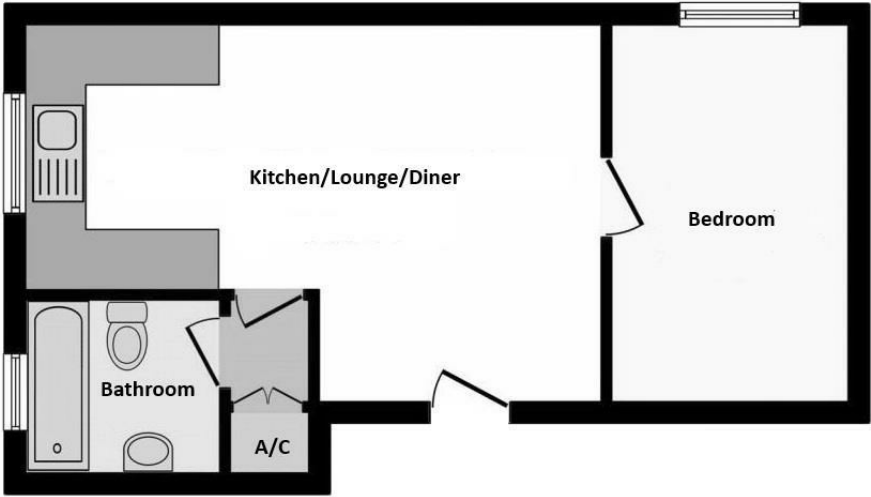
Bedroom 12'4" x 7'8" (3.76 x 2.36)

Bathroom 6'5" x 5'8" (1.96 x 1.73)

Lease & Maintenance

The vendor informs us the property has a 999-year lease which commenced in 2005, with a service charge of £800pa, pets may be permitted upon request and holiday lettings are not forbidden.

We recommend a solicitor check these details before incurring costs.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.