



Chapelhay Heights, Weymouth, DT4 8JN
Asking Price Of £150,000 Leasehold


MARTIN&CO

- THREE-BEDROOM GROUND-FLOOR APARTMENT
- NO ONWARD CHAIN
- ALLOCATED PARKING
- SPACIOUS LIVING ACCOMMODATION
- THREE GOOD-SIZED BEDROOMS
- COMMUNAL GARDENS
- GLIMPSES TOWARDS THE MARINA

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



THREE BEDROOMS, GROUND-FLOOR ACCOMMODATION, ALLOCATED PARKING AND NO ONWARD CHAIN – A SPACIOUS PROPERTY OFFERING EXCELLENT POTENTIAL WITHIN EASY REACH OF WEYMOUTH HARBOUR AND TOWN CENTRE.

Offered for sale with no onward chain, this generously proportioned three-bedroom ground-floor apartment represents an excellent opportunity for a buyer looking for space, convenience and the potential to create a home to their own taste.

The property would benefit from some updating and improvement, but this provides the incoming purchaser with an opportunity to put their own stamp on the accommodation rather than paying a premium for somebody else's choices.

Internally, the property offers significantly more accommodation than many apartments at this price point, with three bedrooms providing flexibility for

couples, families, investors or buyers requiring a home office or occasional guest room.

The main living accommodation provides plenty of room for everyday furniture and creates a comfortable space in which to relax and entertain. The property also benefits from its own kitchen and bathroom facilities, together with useful storage.

Being positioned on the ground floor is another important advantage, particularly for buyers looking to avoid stairs or those seeking convenient, easily accessible accommodation.

Outside, residents have the use of communal garden areas, while the property also benefits from the considerable advantage of allocated parking.

There are also glimpses towards the marina, providing a reminder of just how conveniently positioned the property is for Weymouth's waterfront.

The location places the property within convenient reach of Weymouth Harbour, the marina, town centre and local amenities, with Weymouth's seafront and beach also accessible from the property.

For investment purchasers, the combination of three bedrooms, parking and proximity to central Weymouth provides an interesting proposition. Equally, for an owner-occupier prepared to undertake some cosmetic improvement, the property offers an opportunity to create a spacious home to their own specification.

The property is leasehold with approximately 92 years remaining on the lease. We understand the current combined service charge and ground rent to be approximately £150 per month. Purchasers should ask their solicitor to verify the lease length, charges and all associated leasehold information before exchange of contracts.

Offered with NO ONWARD CHAIN, this is a property where the space, location and potential deserve to be



seen first-hand. Early viewing is recommended.

LOUNGE 12' 10" x 12' 7" (3.91m x 3.84m)

KITCHEN/BREAKFAST ROOM 10' 0" x 9' 11" (3.05m x 3.02m)

BEDROOM 9' 10" x 6' 4" (3m x 1.93m)

BEDROOM 12' 10" x 8' 5" (3.91m x 2.57m)

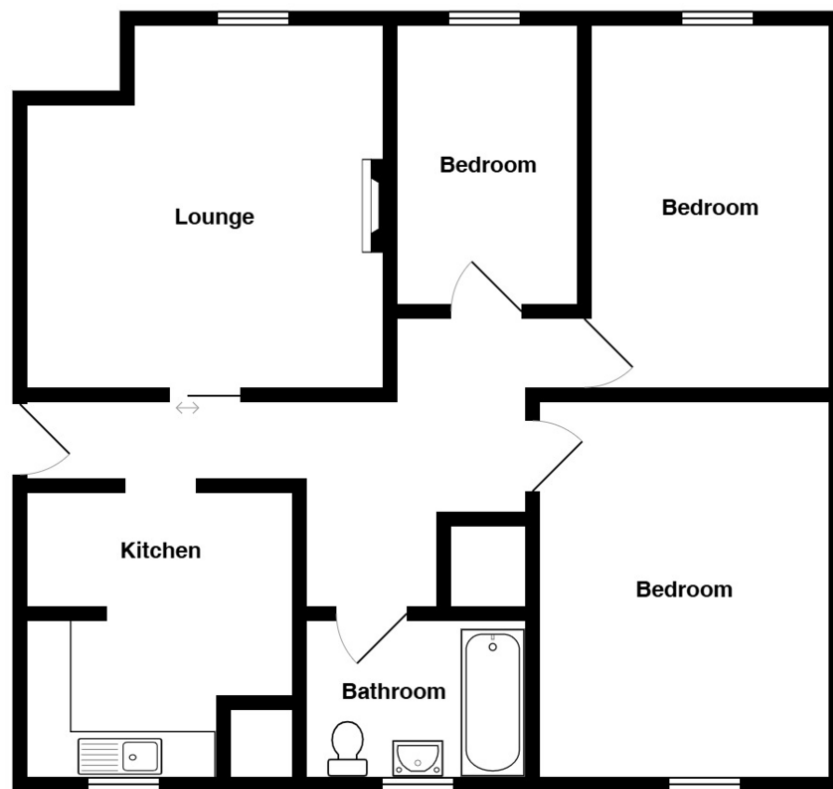
BEDROOM 13' 3" x 10' 3" (4.04m x 3.12m)

BATHROOM

LEASE INFORMATION The vendor informs us the property has a remaining lease of 92 years, the service charge and ground rent total £150 per month, pets and lettings are permitted however holiday lettings not allowed.

We recommend these details are checked by a solicitor before incurring costs.





All measurements are approximate and for display purposes only

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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.