



**Connells**

Albany House Commercial Road  
Weymouth



### Property Description

Positioned in Weymouth town centre and a stone's throw from the beautiful harbour area, is this one bedroom, ground floor apartment.

The accommodation comprises of initial access leading into a light and airy, open plan lounge / kitchen area with a window to the front of the apartment. The kitchen area is fitted with range of eye level and base units with colour contrasting worktop surfaces and integral oven and hob.

The apartment has a bedroom with the added advantage of a built in wardrobe. The bathroom enjoys a fitted suite consisting of a wash hand basin & shower. Also boasting a separate WC to complete the accommodation.

Located in the heart of Weymouth Town Centre, close by to a vast selection of shops, restaurants, bars, theatre, and amenities. It is within a short walk to the inner harbour prestigious seafront promenade. Transport links are excellent as Weymouth has mainline train links to Bristol and London as well as bus routes to all surrounding areas.

### Entrance

### Open Plan Living

20' 11" x 17' 11" (6.38m x 5.46m)

Lounge Area: Side aspect double glazed window. Power points. Skirt boarding.

Kitchen Area: Fully fitted kitchen with a range of wall and base units with worksurfaces over. Inset stainless steel sink and drainer. Electric hob and oven, with cooker hood over. Tiling. Power points. Wooden style flooring. Door leading into: -

### Wc

Low level wc and wash hand basin. Fully tiled. Extractor fan.



### Bedroom

13' 5" x 7' 6" (4.09m x 2.29m)

Side aspect double glazed window. Built in wardrobe. Wall mounted electric heater. Power points. Skirt boarding.

### Hall

Door leading into: -

### Shower Room

Shower unit and wash hand basin. Tiling. Side aspect double glazed window.

### Lease Length & Charges

The vendor informs us that the lease is 999 years from November 2009, peppercorn rent of £1 a year & management Service charges are £700 per year (the year running 1st April to 30th March).









Total floor area 46.0 m<sup>2</sup> (495 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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84 St. Thomas Street  
 WEYMOUTH DT4 8EN

EPC Rating: E Council Tax Band: A

Service Charge: 700.00 Ground Rent: 1.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WEY309809](http://connells.co.uk/Property/WEY309809)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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