



Carlton Road South, Weymouth, DT4 7PR
Asking Price Of £120,000 Share of Freehold


MARTIN&CO

- Short Walk to Weymouth Beach
- One-Bedroom Upper-Floor Flat
- Share of Freehold
- Allocated/Off-Road Parking
- Bright & Characterful Accommodation
- Bay Windows & Skylights
- Bay Windows & Skylights
- Separate Kitchen



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 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.



Situated just a short walk from Weymouth's award-winning beach and within convenient reach of the town centre and local amenities, this characterful one-bedroom upper-floor flat offers an excellent opportunity for buyers looking for an individual coastal home with scope to make their own.

The property occupies the upper floor of an attractive converted building and enjoys a particularly light and interesting layout, with large windows, bay-style glazing and skylights bringing plenty of natural light into the accommodation.

The generous lounge measures approximately 18'4" x 11'10" (5.59m x 3.61m) and provides a versatile main living space, complemented by an additional windowed area that could lend itself particularly well to a dining or study space.

A separate kitchen provides a range of units, work surfaces, sink and appliance space. While the kitchen would benefit from updating, it offers buyers the

opportunity to improve the accommodation to their own specification.

The bedroom measures approximately 13'0" x 8'10" (3.96m x 2.69m) and again benefits from excellent natural light and the character of the property's upper-floor setting.

There is a separate bathroom with bath and shower facilities, together with an additional WC, providing a practical arrangement for a one-bedroom property.

Externally, the property benefits from off-road parking – a particularly useful feature given its convenient position close to the seafront and town.

The flat is offered for sale with no onward chain and is advised by the vendor to be sold with a share of the freehold. The current particulars state a monthly charge of approximately £75, although buyers should have all tenure, lease and management information confirmed by their solicitor before exchange. The

property is Council Tax Band A.

With its combination of coastal location, parking, characterful accommodation and scope for improvement, this is an appealing opportunity for a buyer seeking a Weymouth home they can update and personalise.

LOUNGE 18' 4" x 11' 10" (5.59m x 3.61m)

KITCHEN 7' 1" x 5' (2.16m x 1.52m)

WC

BEDROOM 13' x 8' 10" (3.96m x 2.69m)

BATHROOM

PARKING

LEASE We have been informed by the vendor that the property is share of Freehold and with



a monthly of £75.

We recommend that all lease information is checked via a legal representative.



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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.