



**Connells**

Kingfisher Court Goldcroft Avenue  
Weymouth



### Property Description

Entering the communal door there are stairs & a lift to take to the entrance to the property. As you enter into the hallway the open plan lounge/diner/kitchen is found to the right & is a naturally bright space with a patio door opening onto the private balcony.

The main bathroom is located off the hallway & features a bath with shower over, hand wash basin & WC. The two bedrooms are found to the left of the hallway, both bedrooms have built in storage areas and bedroom one features an en-suite that features a walk in shower, hand wash basin and WC. Both bedrooms have windows allowing natural light to flood the rooms and create bright and airy spaces.

Outside there is a communal garden and the gated allocated parking area.

### Entrance Hall

Carpeted. Radiator. Intercom System. Door leading into:-

### Open Plan Living

18' 8" x 15' 9" ( 5.69m x 4.80m )

### Lounge

Carpeted. Power Points. Coving. Wall mounted radiator. Television Point. Telephone Point. Rear aspect double glazed patio doors providing access to private balcony.

### Kitchen

Fully fitted kitchen with wall and base units incorporating an inset stainless steel sink and drainer unit with roll edge worksurfaces over. Space and plumbing for washing machine. Space for fridge freezer. Wall mounted boiler. Four ring gas hob. Inset spot lighting. Wall mounted radiator. Side aspect double glazed window.

### Bedroom One

11' 5" x 10' 3" ( 3.48m x 3.12m )

Front aspect double glazed window. Carpeted. Power Points. Built in wardrobe. Wall mounted radiator. Inset spot lighting



### **En Suite**

7' x 5' ( 2.13m x 1.52m )

Side aspect double glazed window. Suite comprising shower unit, low level WC and wash hand basin. Coving. Shaver point. Tiling. Radiator

### **Bedroom Two**

13' 1" x 8' ( 3.99m x 2.44m )

Front aspect double glazed window, carpeted, wall mounted radiator, built in wardrobe and inset spot lighting.

### **Bathroom**

5' 11" x 5' 7" ( 1.80m x 1.70m )

Suite comprising panel enclosed bath, low level WC, and wash hand basin. Tiling. Radiator

### **Outside**

#### **Private Balcony**

Enclosed balcony which enjoys a south easterly aspect.

#### **Parking**

Allocated Parking.

#### **Communal Gardens**

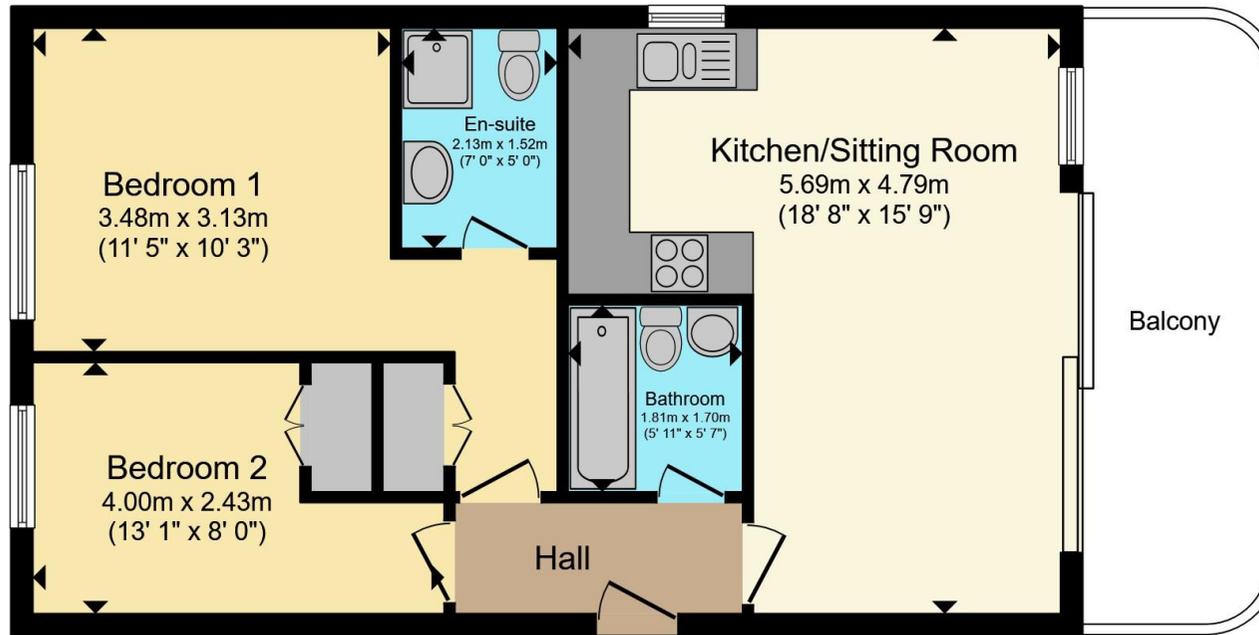
### **Lease Length & Charges**

The vendors inform us that there is a 125 year lease which commenced in 2006. Ground Rent £12.50 PCM & Service Charge £186.98 PCM









**Floor Plan**

Total floor area 56.5 m<sup>2</sup> (609 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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**E [weymouth@connells.co.uk](mailto:weymouth@connells.co.uk)**

84 St. Thomas Street  
 WEYMOUTH DT4 8EN

EPC Rating: C Council Tax  
 Band: C

Service Charge:  
 2243.76

Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WEY309637](http://connells.co.uk/Property/WEY309637)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006. 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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