



Connells

Knightstone View Wyke Road
Weymouth



Property Description

Flat 8 is located on the first floor which is accessed via a communal stairwell, entrance to the flat is via a solid wooden door leading into a large hallway with doors leading to two double bedrooms, master having built in wardrobes, modern fitted shower room with double shower unit, large lounge/diner with patio doors leading out onto a small balcony enjoying some views over Weymouth Bay. The kitchen is off the lounge/diner which is newly fitted with a side aspect window with some sea views, integral electric oven with inset hob and extractor hood over plus an integrated washing machine and space for a fridge/freezer.

Externally to the rear of the block there is a garage with an up and over door with parking in front of the garage plus visitors parking

Entrance

Via wooden door to:-

Hallway

Central ceiling light, built in cupboards, door to:-

Bedroom One

13' 3" x 8' 6" (4.04m x 2.59m)

Front aspect double glazed window, built in storage, wall mounted electric radiator, central ceiling light, power points.

Bedroom Two

13' 3" x 6' 9" (4.04m x 2.06m)

Front aspect double glazed window, wall mounted electric radiator, central ceiling light, power points.

Shower Room

Impressive suite, comprising double walk in shower, low level WC and wash hand basin. Extractor.

Lounge/Diner

Front aspect double glazed window, front aspect double glazed french doors to Balcony, central ceiling light, wall mounted electric radiator x 2, built in cupboard, TV point power points, door to-

South Facing Balcony

Kitchen

7' 10" x 6' 7" (2.39m x 2.01m)

Side aspect double glazed window, range of eye and base level units with work surfaces over, sink unit with drainer for fridge & freezer, space for electric oven, space for washing machine, central ceiling light, power points

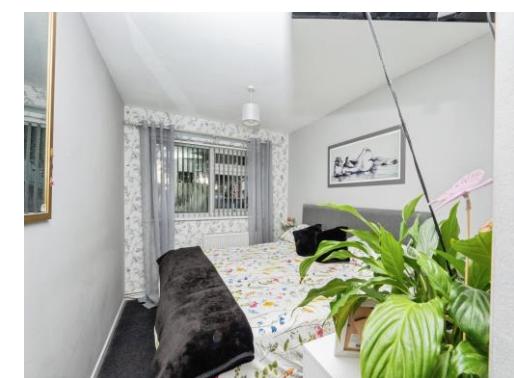
Outside

Garage

Up and over door with parking in front. Power & Lighting.

Lease Length & Charges

The vendor informs us that there is a 126 year lease which commenced 1985, service charge is £932 pa.









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.focalagent.com

To view this property please contact Connells on

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84 St. Thomas Street
WEYMOUTH DT4 8EN

EPC Rating: C Council Tax
Band: B

Service Charge: 832.00 Ground Rent:
Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 126 years from 01 Jan 1985. 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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