



**Kirtleton Avenue, Weymouth, DT4 7FG**  
Offers In Excess Of £175,000 Leasehold

  
**MARTIN&CO**

# Kirtleton Avenue, Weymouth

2 Bedrooms, 1 Bathroom

Offers In Excess Of £175,000

- Two Bedroom Apartment
- Lift to All Floors
- Secure Underground Parking
- Tenant in Situ
- Close to Weymouth Seafront
- Lease Length 114 years
- Service Charge £1465.9



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



A modern and well-presented two-bedroom upper floor purpose-built apartment, ideally situated close to the town centre, seafront and a wide range of local amenities. Offering bright and spacious accommodation throughout, this property represents an excellent investment opportunity with a tenant in situ providing immediate rental income.

The property is accessed via a secure communal entrance hall with lift access to all floors, including the secure underground parking area. Upon entering the apartment, the entrance hall provides access to all principal rooms. The lounge is a bright and airy living space with ample natural light, creating a welcoming and comfortable atmosphere. A door leads through to the fitted kitchen, which offers a range of modern wall and base units together with integrated appliances.

There are two well-proportioned bedrooms and a bathroom fitted with a modern suite.

Externally, the development benefits from secure

electric gated underground parking together with additional visitors' parking to the rear. Residents also enjoy the use of well-maintained communal gardens.

Conveniently located within easy reach of the town centre, seafront and everyday amenities, this is an ideal purchase for investors or those seeking a low-maintenance property in a desirable location.

The vendor informs us of the following lease information

Ground Rent £125.00 per annum

Service Charge £1,465.90 per annum

Lease Length approximately 114 years remaining

Holiday lets are not permitted.

Pets are allowed with prior permission.

Property Type: Upper Floor Purpose Built Apartment

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating: Electric

Broadband Networks in the area  
Openreach, Jurassic Fibre

Superfast Fibre Broadband, Standard Broadband

Mobile Network Availability in this area

O2

Three

Vodafone

EE

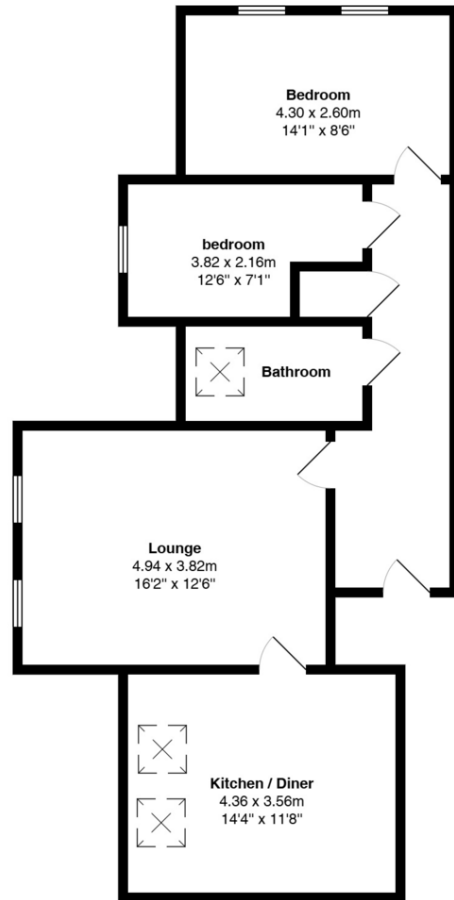
We recommend checking Broadband speeds via  
Ofcom Checker

We recommend checking Mobile phone coverage via  
Ofcom Checker









## Martin & Co Weymouth

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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.

