



Coburg Place, Dorset, DT4 8HP
Asking Price Of £299,000 Leasehold


MARTIN&CO

- Currently let at £1,400 PCM
- Spacious four-bedroom maisonette arranged over two floors
- Generous living room and kitchen/dining space
- Bathroom plus additional cloakroom/WC
- Prime Weymouth town-centre position
- Just moments from Weymouth seafront and sandy beach
- Shops, restaurants, harbour and transport links within easy reach

INVESTMENT OPPORTUNITY – CURRENTLY LET AT £1,400 PCM

Situated in a superb central Weymouth location, just moments from the seafront and sandy beach, this substantial four-bedroom maisonette represents an excellent opportunity for a buy-to-let investor.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	51 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



The property is currently tenanted and generating a rental income of £1,400 per calendar month, providing an incoming purchaser with an established income-producing investment.

Arranged over two floors and accessed via its own private entrance, the property offers particularly spacious and versatile accommodation.

The first floor features a generous kitchen/dining area with ample space for dining and entertaining, together with an impressive living room benefiting from excellent natural light. A convenient cloakroom/WC completes this level.

Stairs rise to the second floor, where four well-proportioned bedrooms are arranged around the central landing, together with the main bathroom.

One of the property's strongest features is its location. Weymouth's beach and promenade are just moments away, while the town centre's wide selection of shops,

cafés, restaurants and amenities are all within easy walking distance. The picturesque harbour and transport links are also conveniently accessible.

Combining substantial accommodation, an excellent coastal town-centre position and an existing rental income of £1,400 PCM, this is an appealing opportunity for landlords and property investors looking to acquire an established buy-to-let in Weymouth.

Lease Information: We have been informed that the property benefits from a 125-year lease commencing in 2017, with a service charge of £1,650 and ground rent of £250. All lease information should be verified by the purchaser's legal representative.

ENTRANCE HALL

DINING AREA 17' 10" x 13' 9" (5.44m x 4.19m) Max Measurement

KITCHEN 12' 5" x 9' 6" (3.78m x 2.9m)

LIVING ROOM 18' 8" x 15' 8" (5.69m x 4.78m) Max Measurement into Bay

CLOAKROOM

SECOND FLOOR LANDING

BEDROOM 13' 2" x 8' 1" (4.01m x 2.46m)

BEDROOM 12' 2" x 8' 3" (3.71m x 2.51m)

BEDROOM 9' 8" x 7' 9" (2.95m x 2.36m) Max Measurement into Chimney Breast

BEDROOM 9' 2" x 6' 11" (2.79m x 2.11m)

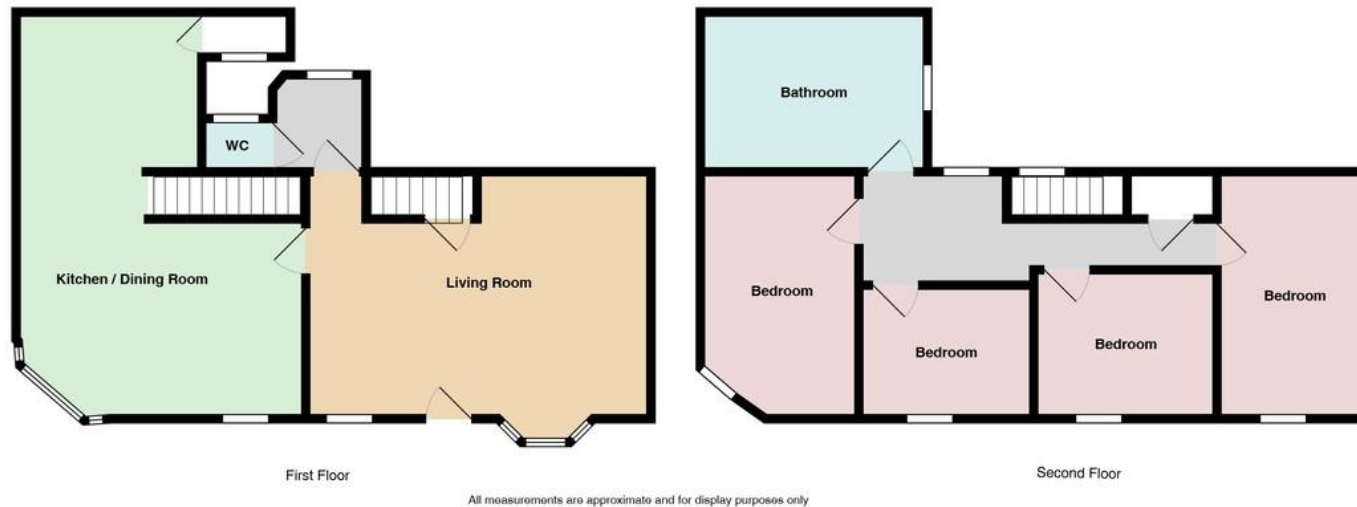
BATHROOM

LEASE INFORMATION We have been informed that the property has a 125 year lease from 2017. Service charge £1650. Ground rent £250.



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





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.