



High West Street

, Weymouth DT4 8JH

- Freehold apartment building
- Two apartments recently renovated
- £2977.50 Total rental income pcm
- Excellent investment opportunity
- Approximately £35,000 rental income per annum
- Four self contained apartments with Tenants in-situ
 - Beautiful harbour side location
- 3 x One bedroom and 1 x Two bedroom self contained apartments over 3 floors
- Each apartment is council tax band A

Offers Over £415,000 Freehold





FLAT 1

Seperate, entrance into ground floor 1 bedroom apartment:

Flat One:

One Bedroom

EPC - C (71 potential 73)

Council Tax Band - A

£700pcm

Kitchen / Lounge

13'5" x 9'10"

Two double glazed front aspect, sash windows, wall mounted electric heater, eye and base level units with incorporated stainless sink and matching mixer tap, incorporated oven and electric hob with extractor above and stainless backsplash, space under-counter for White good

Bedroom

14'9" x 8'10"

Front aspect double bedroom with two double glazed/windows, a wall mounted electric heater, a cupboard housing metres

Hallway

Leading through to the shower room, a door opens into storage cupboard housing the hot water heater

Shower Room

4'11" x 5'6"

internal, fully tiled room with a low level WC, hand wash basin with stainless mixer tap, shavers point, corner shower with sliding glass doors and electric and held shower attachment



FLAT 2

ground floor 1 bedroom apartment with private courtyard

Flat Two:

One Bedroom

EPC - D (59 potential 73)

Council Tax Band - A

£795pcm

Lounge

15'8" x 9'6"

wall mounted electric heater, door into the bedroom, side aspect double glazed window, opening into kitchen.

Bedroom

7'2" x 11'8"

rear aspect double glazed window, electric heater, side aspect sash window.

Kitchen

6'2" x 11'5"

eye and base level units with incorporated, electric hob and oven with extractor above, tiled flooring.

Bathroom

7'6" x 6'10"

Side aspect shower-room with large walk in shower, WC and wash basin. UPVC door to private courtyard garden

Courtyard

Fully brick wall enclosed courtyard, with a UPVC door into the shower room.

FLAT 3

Two bedroom first floor apartment

Flat Three:

Two Bedroom

EPC - C (75 potential 78)

Council Tax Band - A

£787.50pcm

Entrance Hall

Small entry way with doors to all rooms

Kitchen/ Lounge

21'7" x 10'9"

Living area has sash double glazed window, chimney stack, electric heater.

Kitchen area has large double glazed bay window,

breakfast bar, electric oven and hob with extractor above, space for white goods.

Bathroom

10'9" x 3'4"

Fully tiled shower room with side aspect obscured double glazed window, end shower with electric handheld attachment, low level w/c.

Bedroom 1

17'0" x 9'10"

side aspect double glazed window, double bedroom.

Bedroom 2

8'2" x 11'9"

side aspect double bedroom, double glazed sash window, chimney stack.

FLAT 4

1 bedroom second floor apartment

Flat Four:

One Bedroom

EPC - C (55 potential 74)

Council Tax Band - A

£695pcm

Entrance Hall

Three steps up to door leading into bedroom, a base cupboard, door opening into kitchen/living room and a door into the shower room.

Kitchen/Lounge

21'3" x 10'5"

A kitchen area comprising of; Eye and base level units with incorporated stainless sink with matching mixer tap an electric oven and hob with extractor and stainless backsplash, space White a double glazed sash window with partial view climbing

Bathroom

5'6" x 5'10"

Obscured double glazed window, hand wash basin with stainless mixer up, corner shower with electric handheld shower attachment and a low level WC, extractor fan

Bedroom

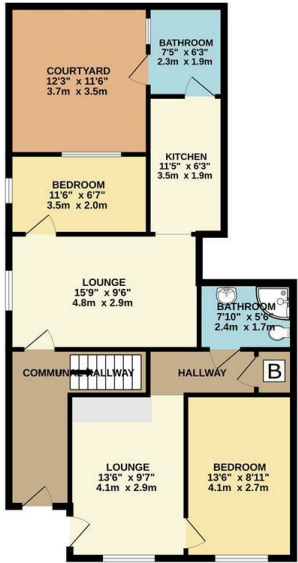
14'9" x 15'8"

Well proportioned, dual aspect double bedroom with a double glazed/window and a double glazed window



Local Authority
Council Tax Band A
EPC Rating

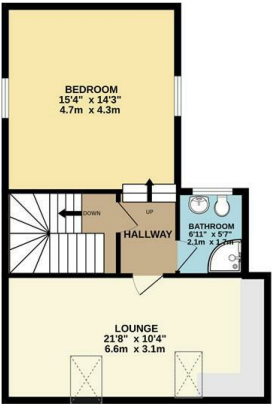
GROUND FLOOR - FLATS 1&2



1ST FLOOR - FLAT 3



2ND FLOOR - FLAT 4



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.