



**9 Commercial Road, Weymouth, DT4 7DW**  
Offers In Excess Of £90,000 Leasehold

  
**MARTIN&CO**

# Commercial Road, Weymouth

1 Bedroom, 1 Bathroom

Offers In Excess Of £100,000

- Close to Train Station
- Ground Floor Flat
- Services Charges are ADHOC
- One Bedroom
- Small Outside Space
- Ideal Investment
- 967 Year Lease Remaining

Located within Weymouth Town centre and a short stroll from the Inner Marina and Seafront is this ground floor apartment set within a converted building.

The property which is an ideal investment briefly comprises lounge with feature fireplace, bedroom, hall with under stairs storage, modern fitted kitchen, modern bathroom and a small courtyard area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   c
55-68	D		
39-54	E	39   E	
21-38	F		
1-20	G		

LOUNGE 12' x 11' 11" (3.66m x 3.63m)

BEDROOM 10' 10" x 10' 3" (3.3m x 3.12m)

KITCHEN 10' 1" x 7' 5" (3.07m x 2.26m)

BATHROOM

LEASE DETAILS We have been advised that the property is leasehold and any maintenance is on a ADHOC basis.  
We recommend that all lease information is check via a legal representative.

Property Type: Ground Floor Converted Apartment  
Property construction: Standard  
Mains Electricity  
Mains Water & Sewage: Supplied by Wessex Water  
Heating: Gas

Broadband Networks in the area

Openreach, Jurassic Fibre

Superfast Fibre Broadband, Standard Broadband

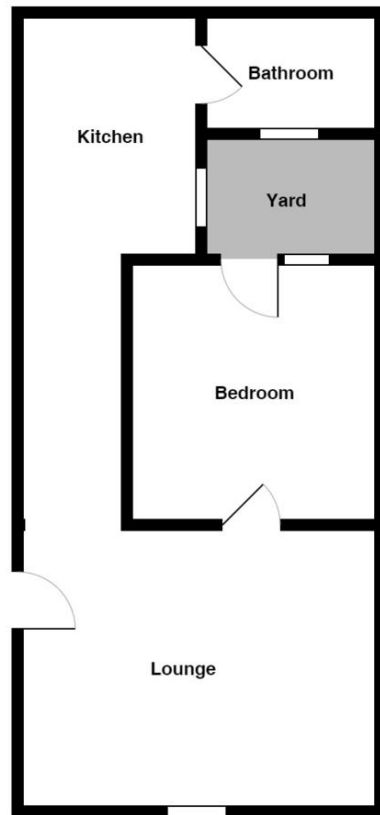
Mobile Network Availability in this area  
O2  
Three  
Vodafone  
EE

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.