



Connells

The Anchorage Great George Street
Weymouth

The Anchorage Great George Street Weymouth DT4 7AR

for sale
£90,000



Property Description

The apartment comprises a lounge/diner, kitchen, bedroom, and bathroom. The lounge/diner is a generous size with plenty of space for furniture and offers a versatile layout. Dual aspect windows allow plenty of light to enter creating an inviting space.

The kitchen found adjacent has ample work surface, with a range of fitted units and enjoys views over the communal gardens.

The bedroom is a good size double room and allows space for traditional bedroom furniture with a large window allowing natural light to enter the room. The bathroom comprises a wet room for ease, wash basin, and WC.

Additionally, you have the benefit of a communal residents lounge, dedicated house manager, laundry facilities, and guest bedroom which is available to rent.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance

Wooden door to hallway

Hallway

Cupboard housing water tank. Door to all rooms. Carpeted. Skirt boarding. Power points.

Lounge

16' 11" x 9' 7" (5.16m x 2.92m)

Side and rear aspect double glazed windows. Electric storage heater. Phone entry system. Power points. Coving. Carpeted. Skirt boarding.

Kitchen

10' 9" x 5' 8" (3.28m x 1.73m)

Rear aspect double glazed window. Fitted kitchen comprising wall and base units with worksurfaces over. Inset stainless steel sink drainer. Space for fridge, freezer, and cooker. Electric wall heater. Power points.



Bedroom

13' 1" x 10' 10" (3.99m x 3.30m)

Rear aspect double glazed window. Electric wall heater. Carpeted. Skirt boarding. Power points.

Bathroom

Suite comprising low level WC, wash hand basin and walk in shower. Electric wall heater

Communal Area

Communal lounge with views over the gardens. Laundry room.

Lease & Maintenance Charges

The vendor informs us that the lease commenced Jan 1986 and is for 99 years, service charge is £2,300 PA & the ground rent of £314 PA.

We recommend details are verified by your solicitor before incurring any additional costs.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

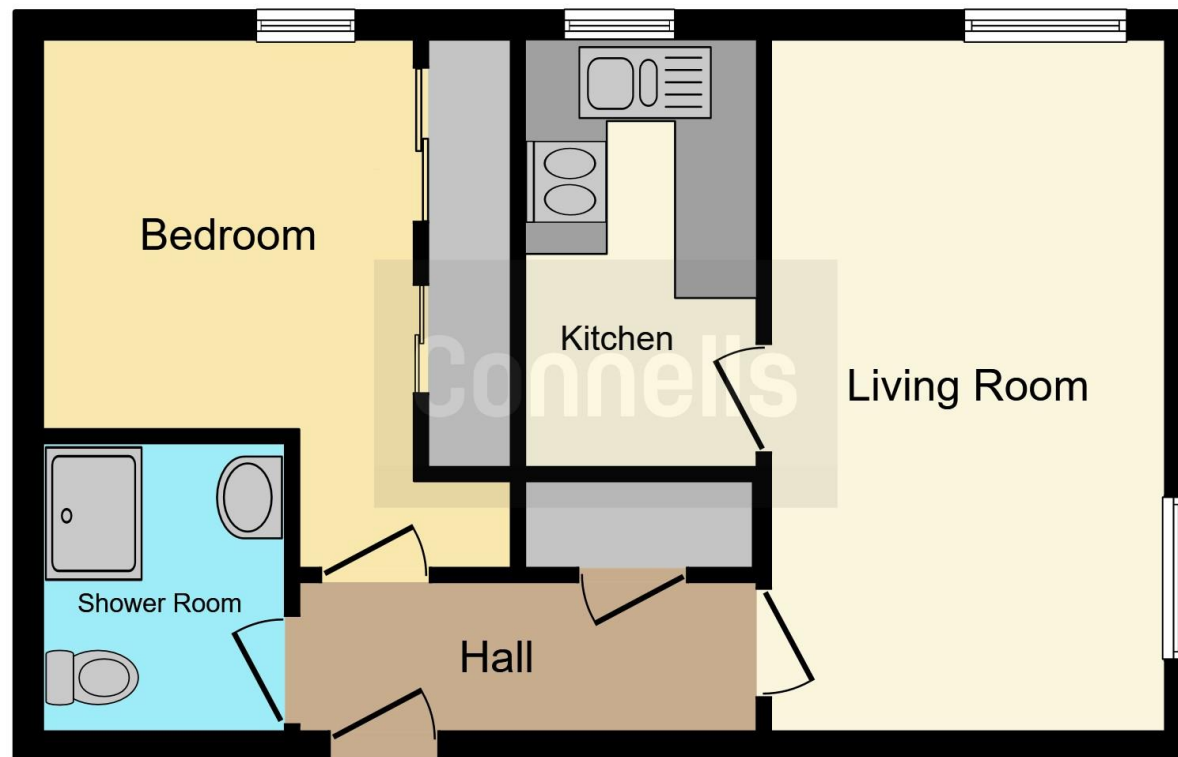
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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: A

Service Charge:
 2300.00

Ground Rent:
 314.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WEY309890

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1986. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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