



Connells

Union Court Wyke Road
Weymouth



Property Description

Connells are excited to bring this extremely well presented duplex maisonette enjoying character features throughout. The property offers a private entrance, leading into the spacious hall, with access to a contemporary kitchen with additional large storage cupboard. The property boasts a dual aspect living/dining room, which offers light and airy living accommodation. The two double bedrooms and bathroom are located on the first floor. This property also benefits from residents parking.

Entrance Hall

Door to front, coat rack, wall mounted radiator, wooden style flooring, cupboard housing electric meter, and stairs to first floor

Kitchen

9' 6" x 10' 9" (2.90m x 3.28m)
Fitted kitchen with a range of wall and base units incorporating a sink, electric oven with electric hob and cooker hood over, fridge freezer and space and plumbing for washing machine, Tiled splashbacks, power points and window to rear.

Lounge

16' 2" x 10' 8" (4.93m x 3.25m)
Double glazed window to front and rear, television point, wooden style flooring, two wall mounted radiators.

First Floor Landing

Radiator and doors leading to the bedrooms and bathroom. Stairs to ground floor

Bedroom One

9' 7" x 11' 6" (2.92m x 3.51m)
Dual aspect windows to front and rear, wall mounted radiator and power points.

Bedroom Two

9' 2" x 11' 3" (2.79m x 3.43m)
Window to front, carpeted, wall mounted radiator and power points.



Bathroom

Suite comprising panel enclosed bath with shower over and shower screen, WC and sink with storage cupboards, heated towel rail. Window to rear.

Outside

Residents parking

Vendor Notes

Vendor has informed us that the wardrobes will be included and the window blinds are included.

Lease Length & Charges

Lease & Maintenance Information - The vendor informs us that the property has a 125 year lease which commenced in 2018 with a service charge of £100 per month including water and ground rent is £10 pa.









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

T 01305 770 333
E weymouth@connells.co.uk

84 St. Thomas Street
 WEYMOUTH DT4 8EN

EPC Rating: E Council Tax
 Band: B

Service Charge:
 1053.88

Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WEY309392

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Dec 2018. 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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WEY309392 - 0012