



12 Franklin Road
Weymouth, DT4 0JW

Asking Price £100,000 Leasehold

Flat



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**** IDEAL INVESTMENT OR FIRST TIME BUY ****

A 1 Bedroom, second floor apartment located in a convenient location close to local amenities and a short distance to Weymouth Town centre. The property is gas centrally heated, double glazed, offers shared driveway parking and is being offered to the market with no onward chain.



Entrance

A communal side door to the property gives access to stairs rising to the first and second floors.

Kitchen

13'5" x 8'10" (4.10 x 2.70)

Front aspect UPVC double glazed window, a range of eye and base level cupboards with ample worktop space, stainless steel sink with mixer tap, space and plumbing for domestic appliances. (Restricted head height)

Living Room

14'9" x 9'6" (4.5 x 2.9)

Rear aspect UPVC double glazed window. (Restricted head height)

Bedroom

9'10" x 8'2" (3 x 2.5)

Side aspect UPVC double glazed window, access to bathroom

Bathroom

Side aspect UPVC double glazed window, bath tub with shower above, wash hand basin and WC.

Outside

Shared driveway parking to the front

Lease information

Lease length: 912 years
 Remaining: 869 years
 Start Date: 10/02/1983. End date: 01/01/2895
 Ground rent: £10.00 per annum
 Service charge: £90.00 annum

Council Tax

Band A

Other information

Construction
 Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)
 Standard - 15 mbps
 Superfast - 80 mbps
 Ultrafast - 1800 mbps

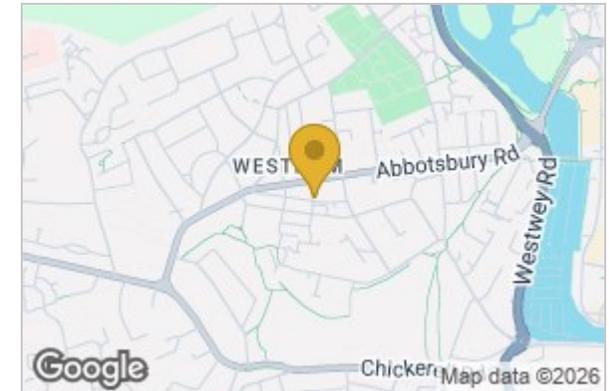
Flood Risk
 Rivers & Seas - Very Low
 Surface Water - Very Low

Services
 The property is supplied with mains gas, electricity and water, and mains drainage.

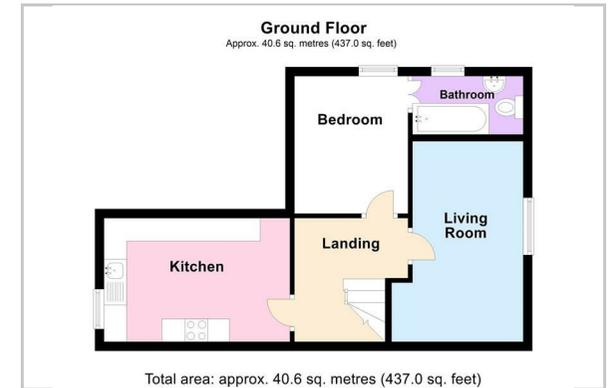
Legal disclaimer

LEGAL DISCLAIMER
 These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

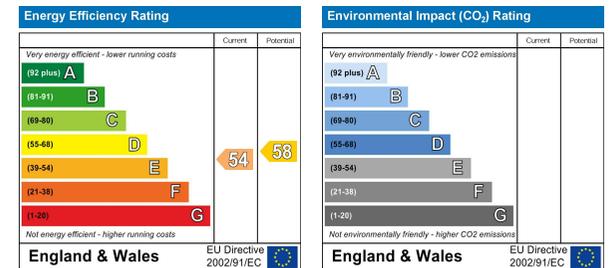
Area Map



Floor Plan



Energy Efficiency Graph



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