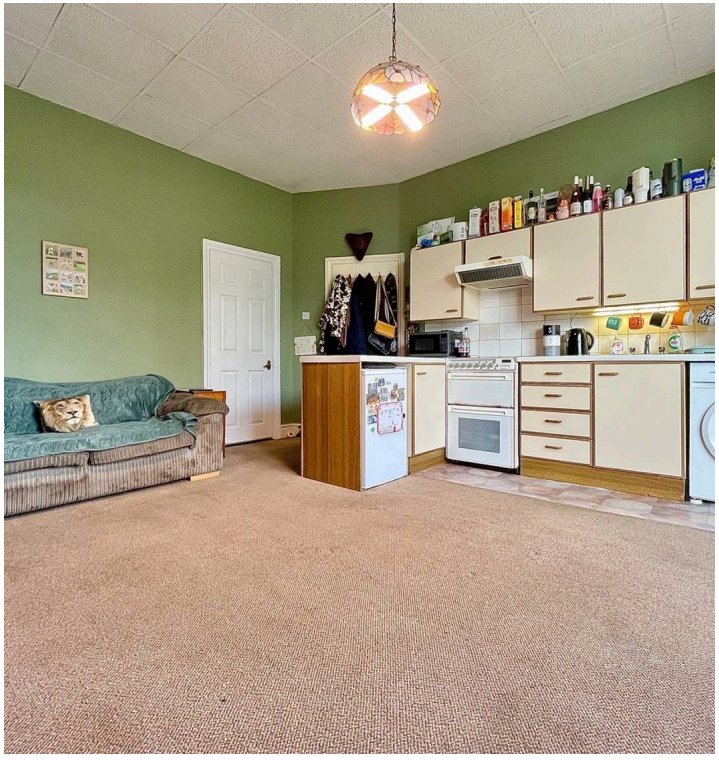


Flat B, 12 Hanover Road, Weymouth - DT4 7QP

In Excess of **£120,000**









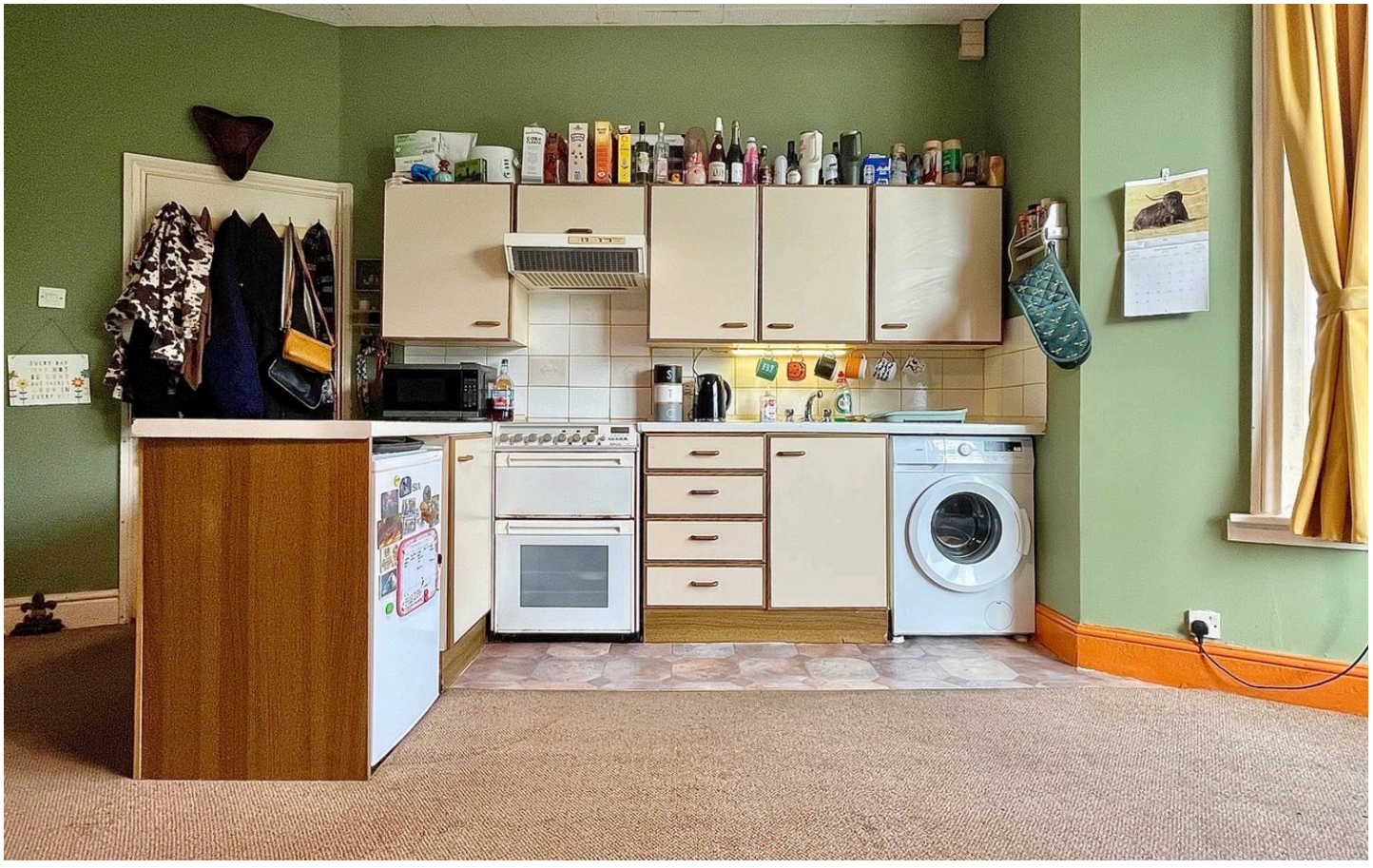
Flat B

12 Hanover Road, Weymouth

Spacious ground floor apartment with period features, open plan living, double bedroom, driveway parking, and long lease. Close to Weymouth town, beach, parks, and train station. With low outgoings.
Council Tax band: A

Tenure: Leasehold

- One double bedroom ground floor apartment
- Allocated driveway parking to the front
- Attractive character features with chimney breasts and a large bay window
- Excellent location with nearby access to Weymouth Town, Radipole Gardens, the beach and a host of local amenities
- High ceiling throughout create an open and airy feel
- Open plan layout incorporating the kitchen, living room and dining space
- Excellent opportunity for first time buyers
- Peppercorn Ground Rent (£25 per annum) and Council Tax Band A







Open plan living space
A spacious front aspect open plan room with an attractive bay window flooding the room with light. Encompassing the living room, dining space and kitchen. The kitchen area consists of a range of eye and base level units with a stainless sink with matching mixer tap, hard flooring, an extractor hood, undercounter lighting, a tiled backsplash and space for white goods. Within the living area a chimney breast creates a central focal point and has an electric fireplace within while the large, partially obscured, double glazed bay window provides natural light.

Inner hallway
A central hallway with and open alcove providing excellent storage while doors open into the bathroom and the bedroom.

Bedroom
A rear aspect double bedroom featuring an obscured double glazed window, and obscured internal light tunnel into the bathroom, wrap around units feature doors into wardrobe and storage space while there is ample room for freestanding furniture.

Bathroom
An internal shower room with an internal light tunnel into the bedroom, a hand wash basin with stainless taps, a wall mounted fan heater, wall lighting, a low level w/c and an electric corner shower with a sliding door and en extractor fan.







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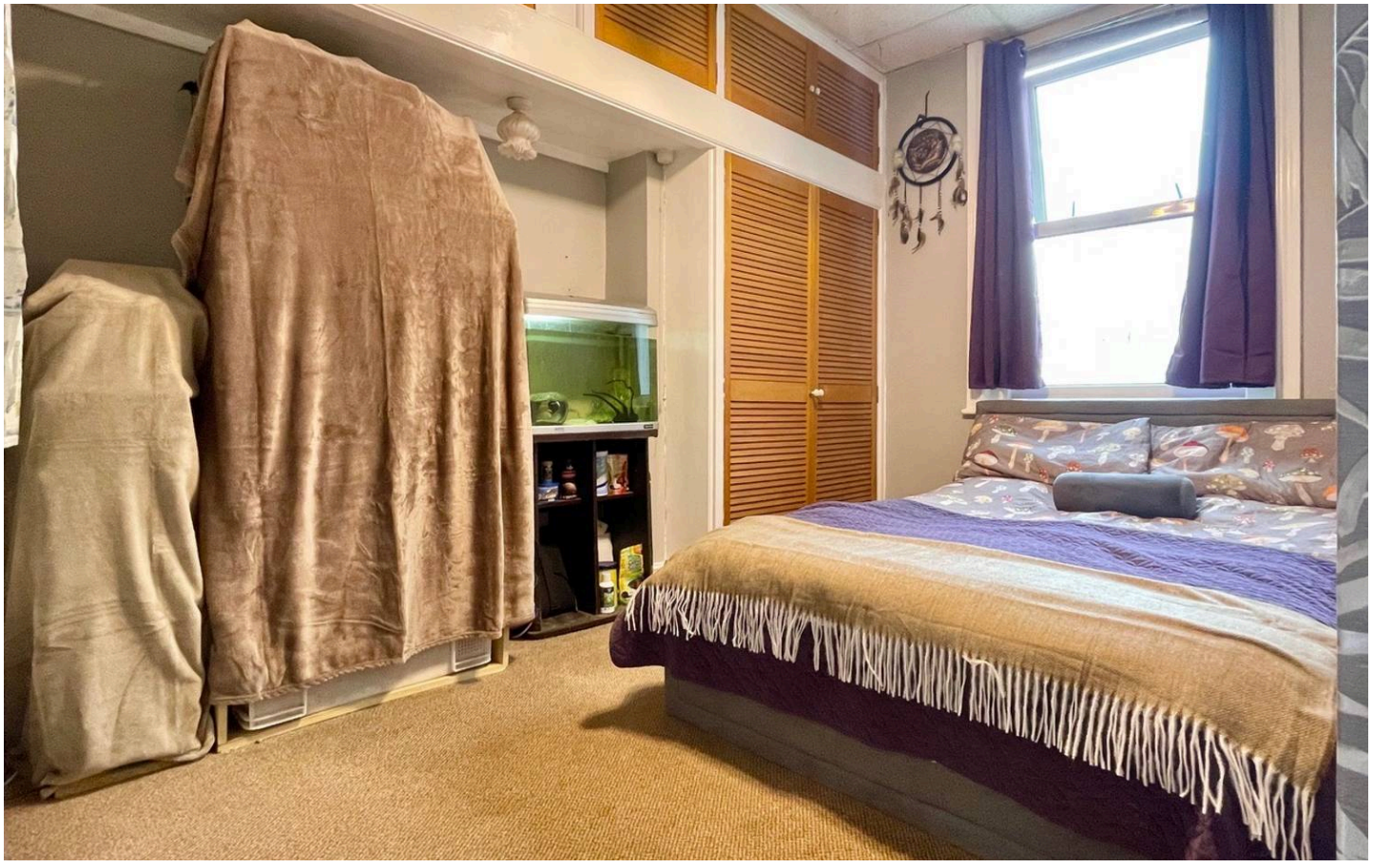
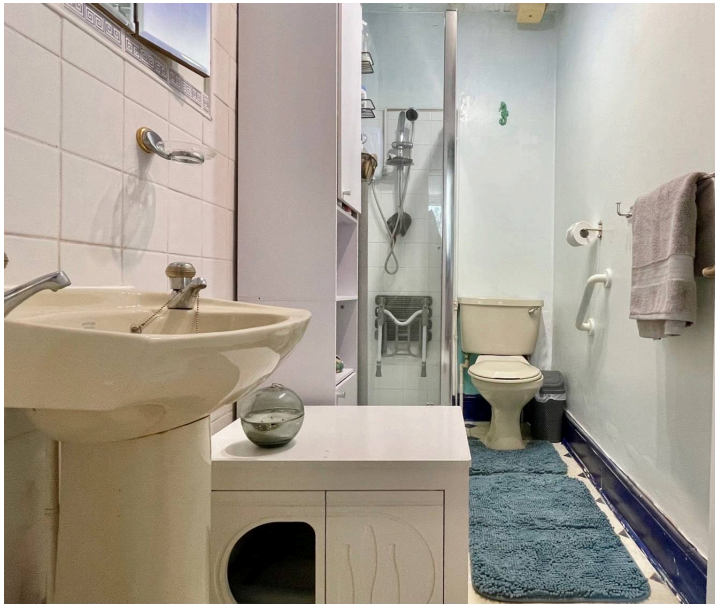




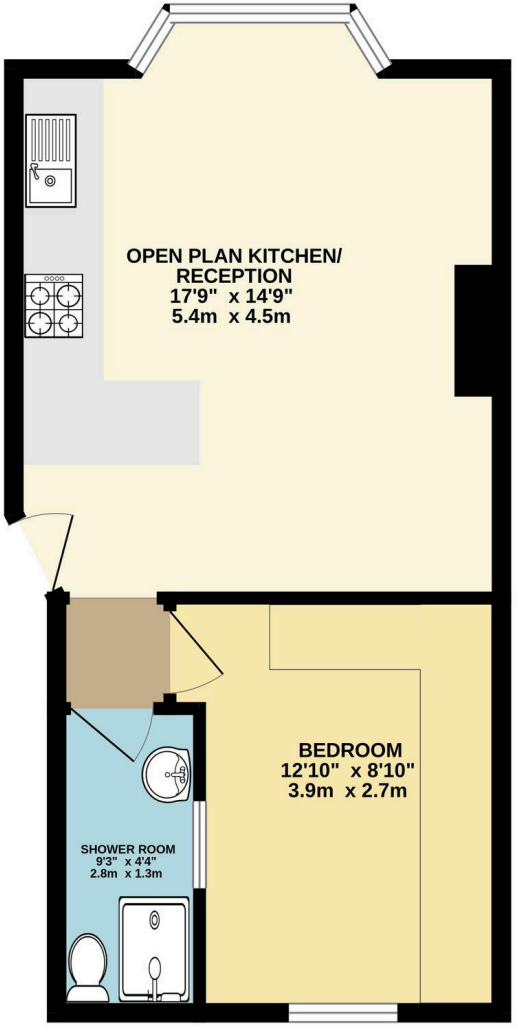


ALLOCATED PARKING

1 Parking Space

Hanover Road benefits from a useful allocated driveway space, providing security and peace of mind.

GROUND FLOOR



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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Measurements & Floorplans All measurements and room dimensions are approximate and quoted for guidance only. Floorplans are provided for illustrative purposes only; they are not to scale and must not be relied upon as precise representations of layout or size. Fixtures & Appliances No appliances, central heating systems, services, or specific fittings referred to within these particulars have been tested by the agent. Intending purchasers are strongly