



2a & 2b Hanover Road
Weymouth, DT4 7QP

Asking Price £350,000 Freehold



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Investment Opportunity! A modern property comprising two one bedroom apartments located in this desirable residential position at Lodmoor. The ground floor comprises a very modern one bedroom apartment which is currently holiday let. The first floor is also a spacious modern apartment which is let on an assured shorthold tenancy at £775.00 per calendar month (Increase to be reviewed). Both properties have private outside space and off road parking, and would be ideal for an investment buyer or a holiday home. Both properties are held on separate titles and will be sold with the freehold.

FLAT 2A ENTRANCE

Storage cupboards, and leading into:

KITCHEN/ LIVING SPACE

24'3" x 18'8" overall measurement. (7.40m x 5.70m overall measurement.)

Double aspect room, kitchen area has an extensive range of storage base units with granite effect working surfaces, sink unit with mixer tap and splash backs, gas cooker point, space for fridge freezer, breakfast bar area with further storage, spotlighting, laminate flooring, and three panel radiators.

BEDROOM

14'5" x 10'2" (4.40m x 3.10m)

Windows to front, panel radiator, laminate flooring, double wardrobe and spot lights.

BATHROOM

Window to side, large curved walk in shower unit with wall mounted shower and splash boarding, wash hand basin with storage below, low level WC, spotlighting and panel radiator.

FLAT 2B ENTRANCE HALL

Stairs to first floor landing with large front triangular feature window, panel radiator, and door to:

KITCHEN/ LIVING SPACE

14'9" x 14'5" (4.50m x 4.40m)

Two velux windows, vaulted ceiling, kitchen area with base storage units with roll top working surfaces, one and a quarter stainless steel sink unit with mixer point, electric cooker point space for fridge and freezer, two panel radiators, spotlights, door to inner hallway with panel radiator and storage cupboards.

BEDROOM

10'9" x 9'10" (3.30m x 3m)

Window to front, vaulted ceiling, and panel radiator.





BATHROOM

Window to front, panel bath with mixer and wall shower above, tiled splash backs, wash hand basin, low level WC, panel radiator and chrome heated towel rail.

OUTSIDE

To the side there is good off road parking for the property with block brick paving, there is a large storage shed which also has a laundry room with plumbing, power and lighting. The ground floor property has a private front garden area which is paved with mature shrubs and trees, and the first floor has a private patio garden area to the rear which has block brick paving, raised flower bed and seating.

COUNCIL TAX

Flat 2a Business Rates

Flat 2b Band C

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 7 mbps

Superfast 80 mbps

Ultrafast 1000 mbps

Any Flood Risk?

Rivers & Seas No Risk

Surface Water Very Low

Services

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



