

for sale

offers in the region of **£90,000**



Derby Street Weymouth DT4 7HX

A one bedroom, second floor flat, located close to local amenities and Weymouth beach. The accommodation comprises bedroom, lounge, shower room and kitchen. This flat is offered with no forward chain. Please call to view to avoid disappointment.



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Accommodation

Communal Hall

Wall mounted cupboard housing electric meters to all flats. Stairs and doors to all flats.

Landing

Radiator. Cupboard housing electric fuse board. Upvc double glazed window to rear. Stairs to flats front door.

Lounge

13' 5" into bay x 10' 4" max (4.09m into bay x 3.15m max)
Front aspect Upvc double glazed box bay window. Two radiators. Slight eaved ceiling. TV and telephone point. Archway through to kitchen.

Kitchen

9' 3" x 6' (2.82m x 1.83m)
Front aspect Upvc double glazed window. Fitted kitchen with a range of wall and base units incorporating a stainless steel sink drainer with worksurfaces over. Space for cooker with cooker hood. Space for fridge freezer. Wall mounted combi boiler.



Bedroom

11' 3" x 7' 2" max (3.43m x 2.18m max)

Rear aspect Upvc double glazed window. Radiator.

Shower Room

Suite comprising low level WC, pedestal wash hand basin and walk in shower cubicle with mixer shower over. Two rear aspect internal windows. Radiator. Extractor fan.

Outside

Front Garden

The front has a wall enclosed courtyard with space to store bins and path to communal front door.

Lease Details

Service Charge £12.89 per week - £618.72 per annum. £50 ground rent. 99 year lease from 29 September 1991.



To view this property please contact Connells on

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84 St. Thomas Street
WEYMOUTH DT4 8EN

Property Ref: WEY307056 - 0005

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/WEY307056

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.

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