# Kirtleton Avenue

Weymouth, DT4 7FG

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**Offers In Excess Of £145,000 Leasehold**

Hull Gregson Hull

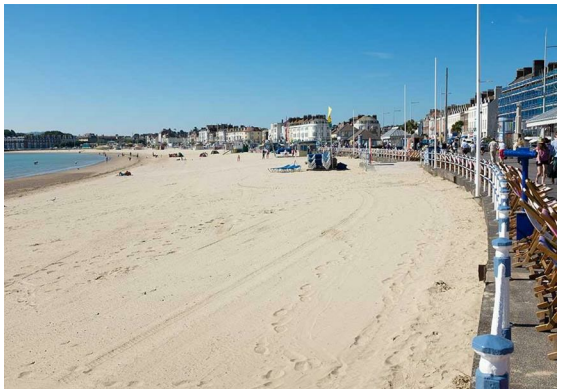
# Kirtleton Avenue

Weymouth, DT4 7FG

- Modern Purpose Built Flat
- Situated On Second Floor
- Lift Access To All Floors
- Open Plan Lounge/Kitchen
- One Double Bedroom
- Modern Fitted Bathroom
- Secure Under Ground Allocated Parking
- Ideal First Time Purchase or Investment
- Highly Popular Location
- Within Walking Distance to Greenhill Beach

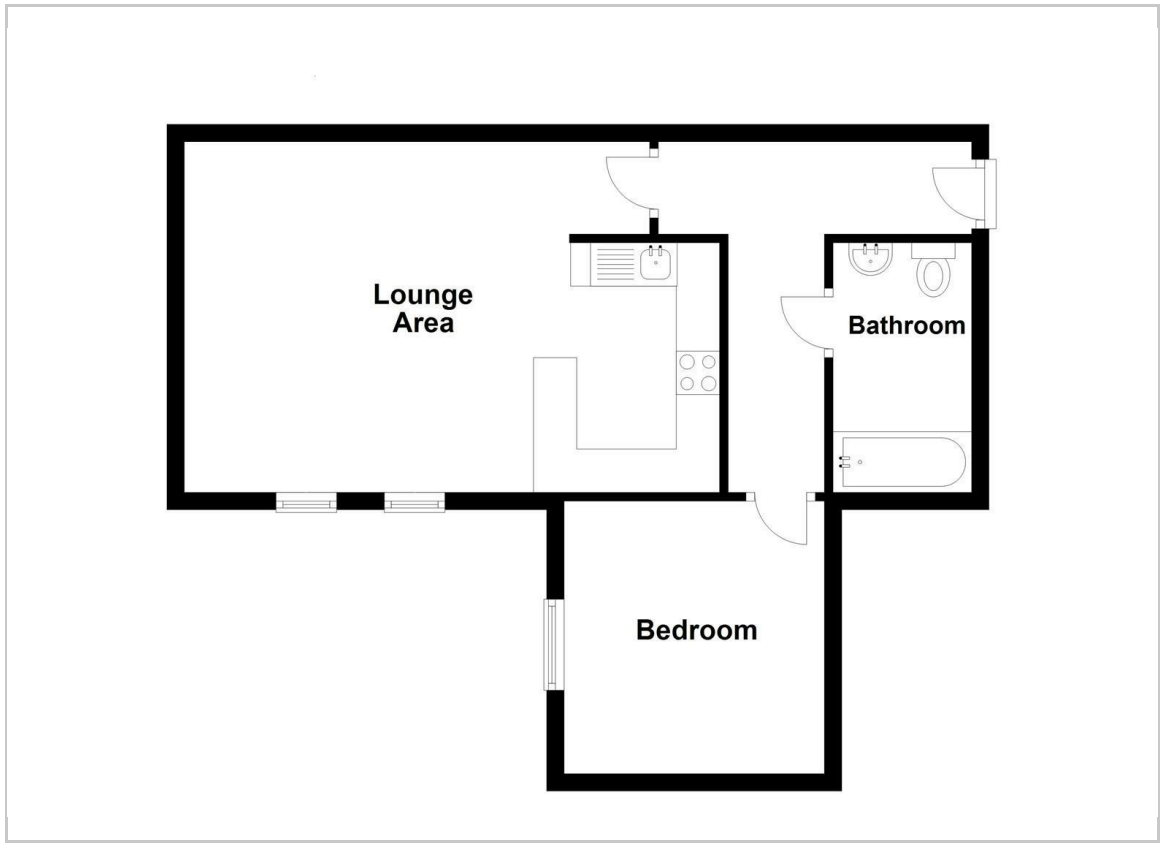
Situated in the highly popular residential location, within EASY WALKING DISTANCE OF GREENHILL GARDENS & BEACH. This modern LIGHT AND AIRY purpose built ONE BEDROOM flat benefits from a OPEN PLAN LOUNGE/KITCHEN and modern fitted BATHROOM. Further benefitting from a SECURE underground parking space. Being offered for sale with NO ONWARD CHAIN, this would make a excellent FIRST TIME PURCHASE or INVESTMENT.

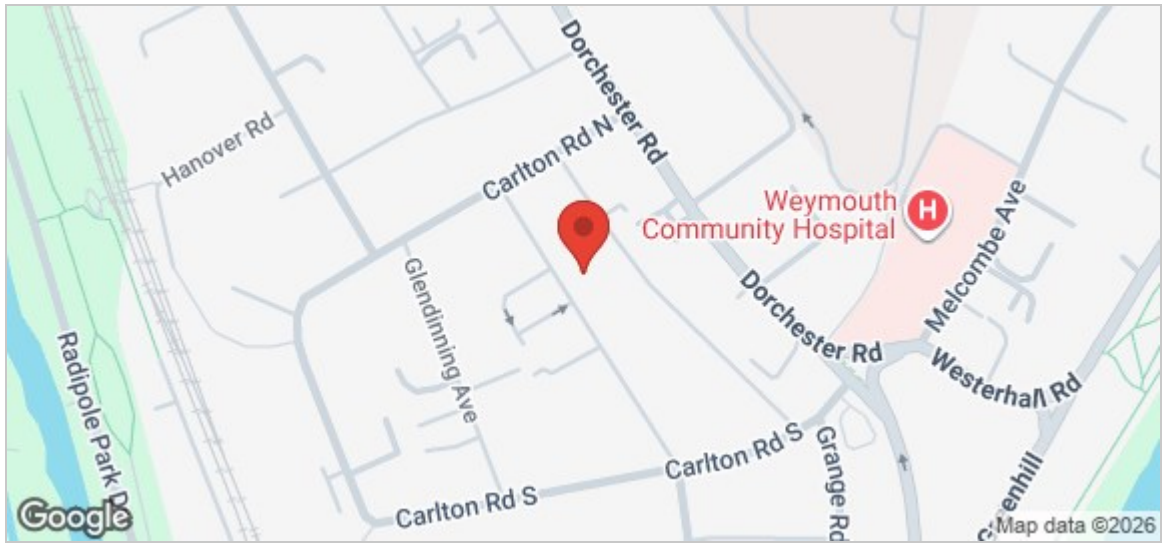
Entering the property, a spacious hallway provides access to all rooms, creating a welcoming and practical first impression. The open-plan living area is generously proportioned, offering an excellent space to relax and unwind, and flows seamlessly into the modern fitted kitchen. The kitchen is well appointed with a range of eye-level and base units, ample worktop space, and integrated appliances including an oven with induction hob and extractor hood over, along with a fridge freezer. Plumbing is in place for a washing machine, and a breakfast bar neatly completes the space, ideal for casual dining.



The bedroom is a well-sized double, benefitting from built-in storage and ample floor space to accommodate a range of traditional furniture. The bathroom is finished in a modern, contemporary style and comprises a bath with shower over, wash hand basin, and WC.

Externally, the property further benefits from the added convenience of a secure, allocated underground parking space. Ideally located, the property is just minutes away and a level walk to Weymouth Train Station, offering direct links to London Waterloo. Local shops and amenities are also just a short stroll away, making this an excellent choice for convenience and connectivity.




## Open Plan Kitchen / Living Room

13'6" x 20'11" max (4.13 x 6.38 max)

## Bedroom

9'10" x 10'3" (3 x 3.14)

## Bathroom

## Additional Information

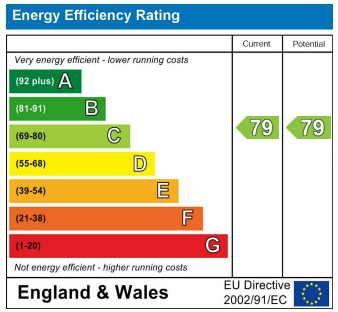
The following details have been provided by the Landlord, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

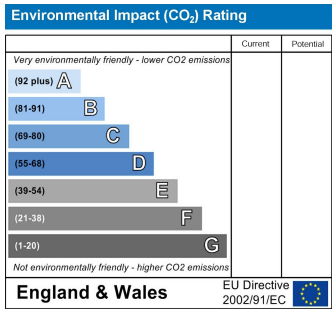
Property type: Apartment
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Electric
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
https://checker.ofcom.org.uk/

The vendor informs us that they currently pay £544 per annum for Buildings Insurance to the management company.

## 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, property construction, services, & 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.

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