

Buxton Road

Weymouth, DT4 9PL

2 2 1

£1,250 Per Month

Hull Gregson Hull

Buxton Road

Weymouth, DT4 9PL

- Brand New Kitchen
- Brand New En-suite
- Modern Bathroom Suite
- Secure Parking Space
- Generous Communal Grounds
- Available Now
- Freshly Decorated Throughout
- Lift Access To All Floors
- New Flooring Throughout
- EPC = C







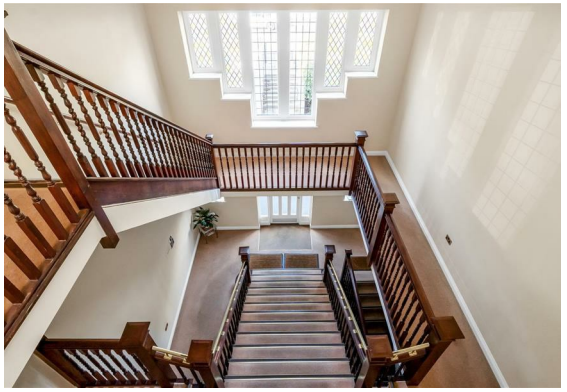








Available now for viewings is this stunning top-floor apartment situated on Buxton Road. The property has undergone renovations throughout, including a brand-new kitchen, two modernised bathrooms, new flooring throughout and redecoration, creating a fresh and contemporary living space.



The heart of this home is the open-plan living area, offering flexibility to arrange the space to suit your needs. Benefiting from a southerly aspect, the room enjoys plenty of natural light throughout the day. To be fitted to the kitchen is a freestanding, upright Fridge freezer and washing machine.



The principal bedroom is generously sized, which could comfortably accommodate a double bed, wardrobe and chest of drawers. It also benefits from a newly fitted en-suite bathroom, comprising a shower cubicle, pedestal wash hand basin and close-coupled WC.

The second bedroom is another well-proportioned double room, offering versatility to suit a variety of needs, whether as a guest bedroom, home office or child's bedroom.

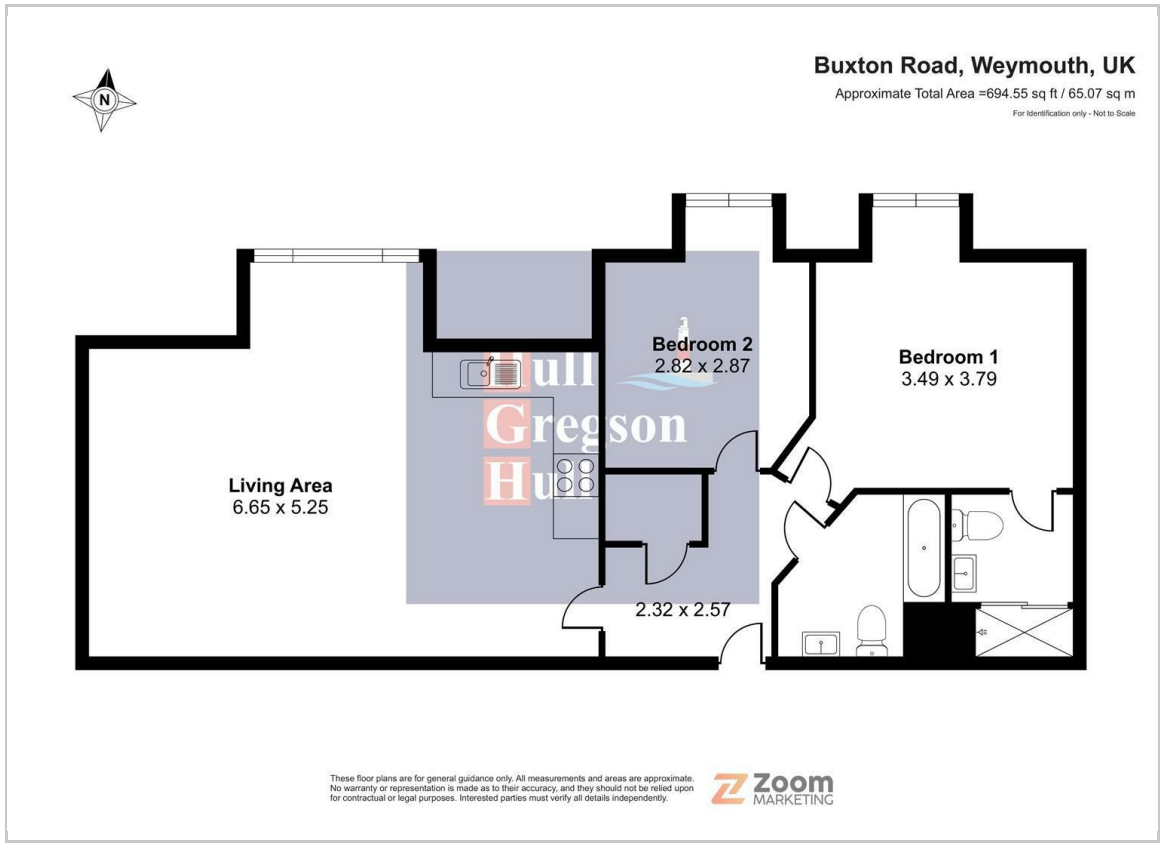
Completing the accommodation is the newly fitted family bathroom, comprising a full-length bath, close-coupled WC and pedestal wash hand basin.

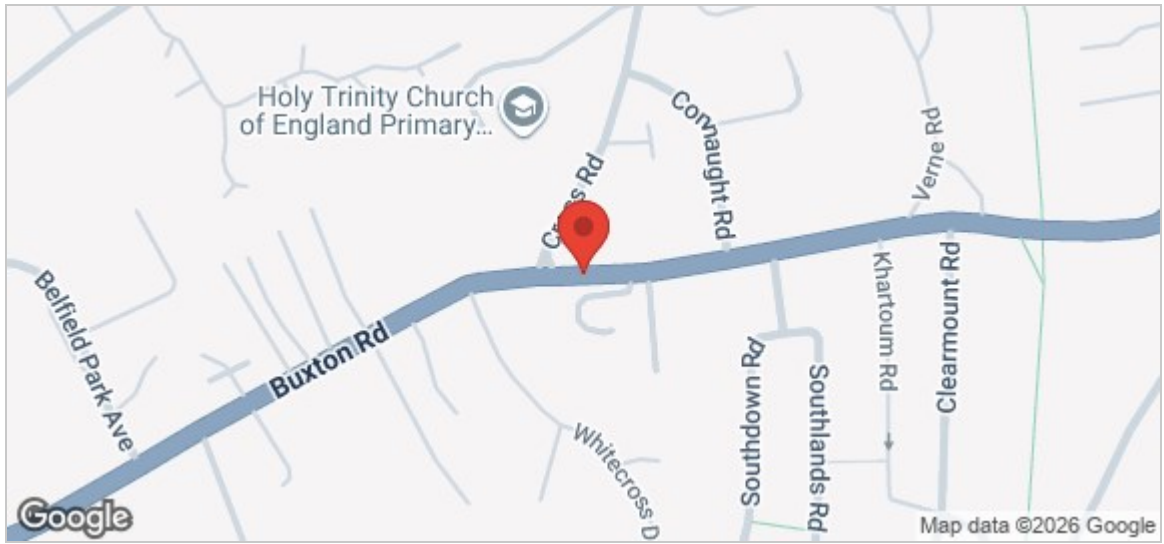


Further benefits include secure underground parking, large communal gardens and additional visitor parking spaces, providing both convenience and attractive outdoor space to enjoy.

Ideally located for access to Weymouth's beautiful coastline and a range of local amenities, this apartment offers an excellent opportunity to enjoy coastal living in a recently updated home.

Available mid-November for a long-term let. Early viewing is highly recommended.





Open Plan Living Space
21'9" x 17'2" (into bay) (6.65 x 5.25 (into bay))

Bedroom One
11'5" x 10'2" max (3.5 x 3.1 max)

Ensuite

Bedroom Two
8'10" x 9'2" max (2.7 x 2.8 max)

Bathroom

Tenant Fee's

Holding Deposit (per tenancy) — One week's rent.
This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent.
This covers damages or defaults on the part of the tenant during the tenancy.

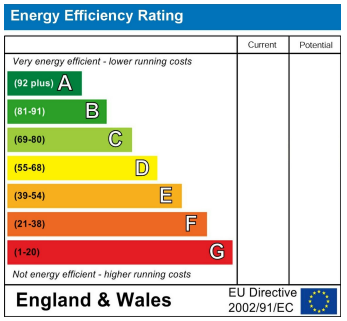
Security Deposit (per tenancy. Rent of £50,000 or over per year) — Six weeks' rent.
This covers damages or defaults on the part of the tenant during the tenancy.

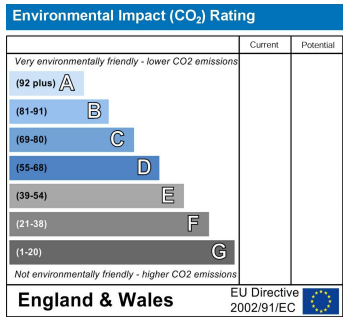
Unpaid Rent
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s)
Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s)

Variation of Contract (Tenant's Request) — £50 (inc. VAT) per agreed variation.
To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) — £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation
and execution of new legal documents.





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