



Oakbury Drive

Weymouth, DT3 6JE



**Offers In Excess Of
£170,000 Leasehold -**



Oakbury Drive

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- Two Bedroom Ground Floor Apartment
- Ideal First Time Buy or Investment
- No Forward Chain
- Pleasant Outlook from Kitchen
- Westerly Facing
- Share of Freehold
- Short Stroll to RSPB Lodmoor
- 15 Minute Walk to Beachfront
- Quiet Location
- Light and Spacious Kitchen / Diner





****IDEAL FIRST TIME BUY / INVESTMENT****

OFFERED FOR SALE with NO FORWARD CHAIN is this well presented, TWO bedroom GROUND FLOOR apartment in the popular location of Oakbury Drive in Preston. The property sits just a short stroll to Chalbury convenience store, bus stop to Weymouth Town Centre and RSPB Lodmoor.



Entry to the property is gained via a wooden door which leads through into a large, open plan lounge/ kitchen diner. A bright space, boasting sizeable, dual aspect windows with an array of modern white gloss units and granite effect counter top with ample



space for freestanding appliances to include washing machine, oven, separate under counter fridge and freezer.

The primary bedroom sits to the front of the property, enjoying a westerly aspect window, built in wardrobe and ample space for bedroom furniture.

The second bedroom is a further small double room and sits to the rear, enjoying a pleasant outlook over the communal greenspace.

Between the two bedrooms sits a bathroom, neutrally decorated and comprising of a panel enclosed bath with shower over, vanity wash basin and WC.



The owner advises us the property benefits from a share of the freehold alongside a 999 year lease from 1965. This information should be verified by your solicitor.



Living Room
17'8" x 12'2" (5.41 x 3.71)

Kitchen Diner
13'5" x 9'10" (4.11 x 3)

Bedroom One
8'8" x 9'10" (2.65 x 3)

Bedroom Two
10'7" x 11'9" (3.25 x 3.6)

Bathroom
5'8" x 6'10" (1.74 x 2.10)

Lease Information

The owner has advised us that the property has a 999 year lease from 1965, the property holds a share of the freehold and that the maintenance charge is approximately £1000 per anum. We encourage these details are checked by your solicitor.

Additional information

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

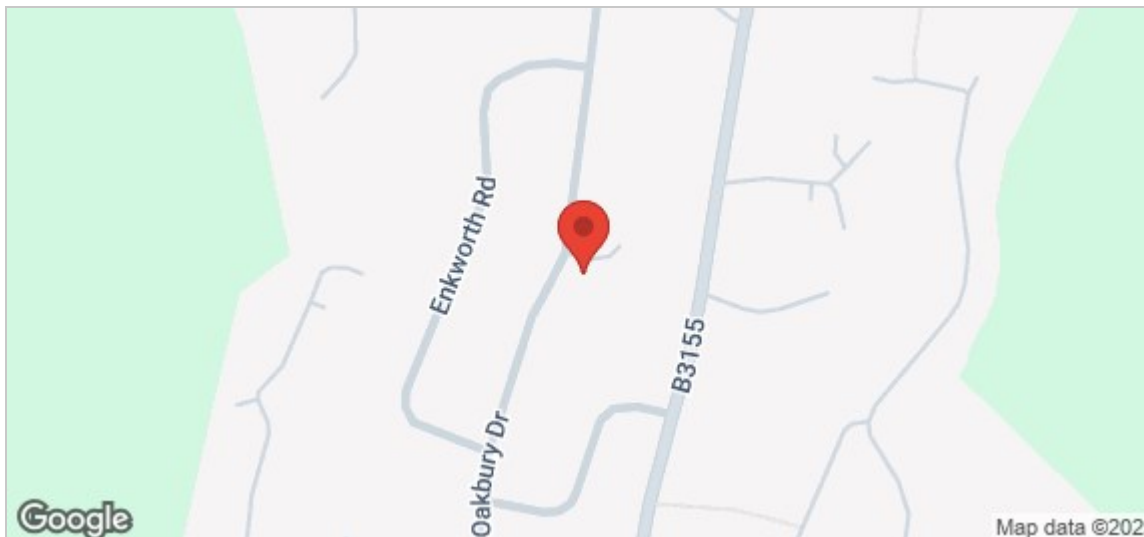
Property type: Apartment
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type:

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	71
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	