



Instinct Guides You



## Bond Street, Weymouth £99,500

- Moments From Weymouth Beach
- Well-Proportioned Accommodation
- Vast Range of Nearby Amenities
- Long Lease with Potential Share of Freehold
- Approx. 8.25% Gross Yield
- Central Positioning



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Nestled moments from Weymouth's famous beach with central positioning encompassing a vast range of amenities is this spacious grade II listed one bedroom apartment. The property boasts an approximate net yield of 8.25% with excellent proportions throughout.

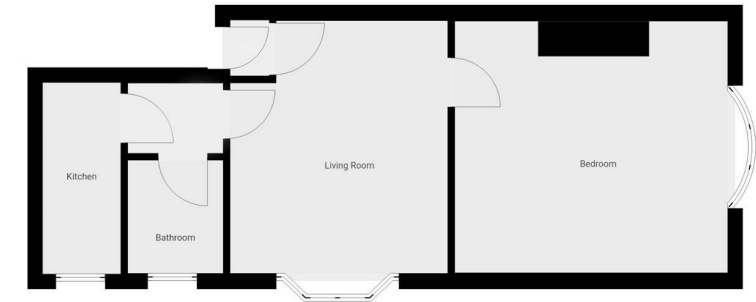
The property is stationed on the first floor with immediate access into the living room; Bay window and high ceiling give the space a bright feel with ample room for furnishings.

Adjacent is a spacious double bedroom. Excellently proportioned, a bowed window accentuates the proportions of the room with a characterful touch.

The remainder of the property is occupied by the bathroom and kitchen. The bathroom is finished with attractive tiling and enjoys bath, toilet and basin. To complete, a kitchen offers ample preparation space and with units for storage.

Serving as an attractive opportunity for investment, the apartment currently retains an approximate 8.25% gross yield.

Weymouth's illustrious beach is mere moments from the apartment with a vast range of amenities at just a short walk.



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

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