



Instinct Guides You



St. Leonards Road, Weymouth Guide Price £250,000

- Freehold Property Investment
- Three One Bedroom Apartments
- Centrally Located
- Close to Local Amenities
- Two Tenants In Situ
- Moments from Weymouth Harbour



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A unique opportunity to acquire a SUBSTANTIAL freehold property positioned close to Weymouth town centre and beach with THREE ONE BEDROOM APARTMENTS. The occupied one bedroom apartments are all currently let out on shorthold tenancies.

Stepping inside, the hallway provides access to all flats. All three apartments are split across a further three levels, all comprising separate lounge, kitchen, bedroom and bathroom.

Apartment One is currently let at £420 pcm
Apartment Two is currently let at £445 pcm
Apartment Three is currently vacant

We can not verify: planning, building reg's, fire regs etc.

Room Dimensions

Flat 1 - Living Room 13'1",255'10" x 18'8" (max) (4.,78 x 5.71 (max))

Flat 1 - Kitchen 11'11" x 9'8" (3.65 x 2.97)

Flat 1 - Bedroom 12'6" x 11'10" (3.82 x 3.63)

Flat 1 - Shower Room

Flat 2 - Bedroom 15'7" x 12'6" (4.75 x 3.82)

Flat 2 - Living Room 11'10" x 9'11" (3.63 x 3.04)

Flat 2 - Kitchen 11'1" x 8'0" (3.39 x 2.44)

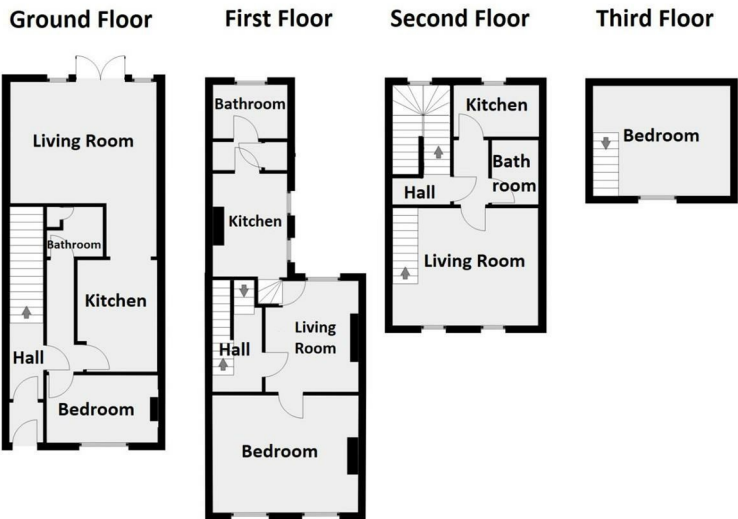
Flat 2 - Bathroom 7'10" x 5'8" (2.41 x 1.75)

Flat 3 - Living Room 15'7" x 12'7" (4.76 x 3.84)

Flat 3 - Bedroom 14'8" x 11'9" (4.49 x 3.60)

Flat 3 - Kitchen 9'1" x 5'6" (2.79 x 1.68)

Flat 3 - Bathroom



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		
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	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.