



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
- No Chain
- 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 has 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.

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



## Room Dimensions

**Living Room/Diner** 13'5" red. to 10'1" x 11'7" red. to 9'2" (4.09m red. to 3.08m x 3.55m red. to 2.80m)

**Kitchen** 11'1" x 4'1" (3.39m x 1.27m)

### Bathroom

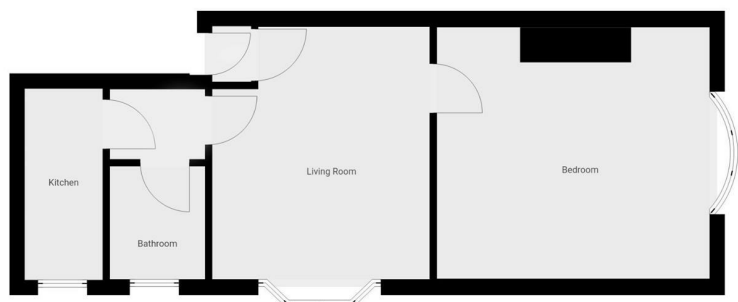
**Bedroom** 13'5" red. to 11'11" x 14'7" red. to 3'6" (4.10m red. to 3.64m x 4.45m red. to 1.09m)

**Council Tax - TBC**

### Lease Information

The vendor informs us the property will be granted a 999 year lease upon completion with Share of Freehold to follow; Service charge is £115pcm inclusive of building insurance, no holiday lets are allowed with pets upon request and approval of the freeholder.

We recommend these details are checked by a solicitor before incurring further costs.



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.