



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 infamous beach with central positioning encompassing a vast range of amenities is this spacious 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.



## 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**

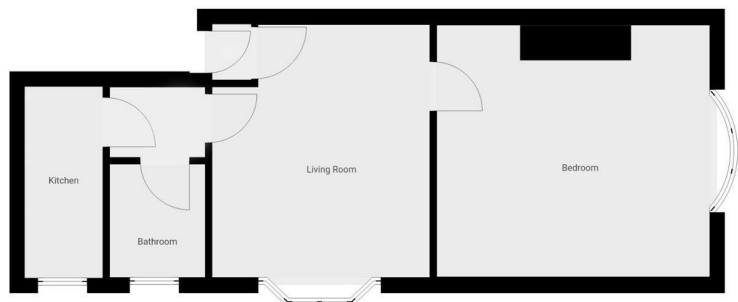
**Bedroom 13'5" red. to 11'11" x 14'7" red. to 3'6" (4.10m red. to 3.64m x 4.45m red. to 1.09m)**

**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, holiday lets are allowed with pets to be confirmed.

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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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.