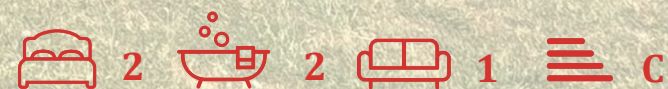




Flat 5 Abbots Court

Ullswater Crescent Weymouth, DT3 5HE

Asking Price £240,000 Leasehold



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A spacious two bedroom first floor apartment located in this desirable residential position at Radipole. The property has its own private balcony with lovely open views towards Radipole Lake and Nature Reserve and towards the Isle of Portland. There is a bathroom and en-suite shower room, fitted kitchen, gas central heating, a private store room on the ground floor, allocated and visitors parking, landscaped communal gardens, the property could do with some internal decoration and is being sold vacant with no chain.

ENTRANCE HALL

Two storage cupboards, panel radiator and entryphone handset.

LIVING ROOM

17'4" x 14'1" (5.30m x 4.30m)

Large window to rear, panel radiator and door to private balcony.

KITCHEN

12'1" x 8'2" (3.70m x 2.50m)

Window to rear, range of fitted base and wall units with work surfaces, stainless steel sink with mixer tap, plumbing for washing machine, gas cooker point, space for fridge freezer, tiled splash backs and panel radiator.

BEDROOM ONE

16'0" x 9'6" (4.90m x 2.90m)

Window to front, panel radiator, and door to:

EN-SUITE SHOWER ROOM

glazed shower cubicle with wall mounted mains shower and splash boarding, wash hand basin, low level WC, and light and shaver point.

BEDROOM TWO

11'9" x 9'10" (3.60m x 3m)

Window to side, and panel radiator.

BATHROOM

Panel bath, low level WC, wash hand basin, fully tiled walls and light and shaver point.

OUTSIDE

11'1" x 7'6" (3.40m x 2.30m)

The property has an allocated and visitors parking to the front, a private southerly balcony overlooking Radipole Nature Reserve and Lake, a private ground floor store room measuring 3.40m x 2.30m (11'1" x 7'6") and lovely landscaped communal gardens laid to lawn with mature shrubs, trees and flower beds.

LEASE & SERVICE CHARGE

The property is held on a 999 year lease from 2016 Service Charge £95.00 Per Month approximately.





COUNCIL TAX

Band C

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 11 mbps

Superfast 80 mbps

Ultrafast 1000 mbps

Any Flood Risk?

Rivers & Seas Very Low

Surface Water Very Low

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

LEGAL 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 & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan



Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

