



2 Quayside Court

Commercial Road Weymouth, DT4 8AQ

Asking Price £255,000 Share of Freehold



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8AQ

A spacious two bedroom ground floor apartment located in this very popular and convenient position in the town centre. The property has some views towards the inner harbour, an open fitted kitchen /diner/ living area, bathroom and master en-suite shower room, gas central heating, and a private garage. The property is being sold with vacant possession and no forward chain.

ENTRANCE HALL

Entry phone, and panel radiator.

LIVING AREA

21'5" x 20'0" (6.54m x 6.12m)

Two windows to front, and two panel radiators.

KITCHEN AREA

Range of eye level base and wall units will roll top work surfaces, stainless steel sink with mixer taps, built in double electric oven, ceramic hob and extractor hood, tiled splash backs, integrated fridge freezer and washing machine, breakfast bar, and tiled splash backs.

BEDROOM ONE

12'9" x 10'4" (3.89m x 3.17m)

Window to rear, built in double wardrobe housing 'Worcester' boiler and panel radiator.

EN-SUITE SHOWER ROOM

Walk in glazed shower cubicle with wall mounted 'Triton' shower, wash hand basin, low level WC, heated towel rail, extractor fan and tiled splash backs.

BEDROOM TWO

10'8" x 8'2" (3.26m x 2.50m)

Window to rear, built in double wardrobe, and panel radiator.

BATHROOM

Storage cupboard, panel bath, low level WC, heated towel rail, wash hand basin, extractor fan, wall heater, light and shaver point and tiled splash backs.





OUTSIDE

To the rear there is access off West Street through secure remotely electric gates for residents leading to a private single garage with up and over door and with some marina views and a communal bin area.

LEASE & SERVICE CHARGE

The property is held on a 999 year lease from 1998 with a share of Freehold.

There is an annual service charge of £1,900.

COUNCIL TAX

Band D

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 20 mbps

Superfast 80 mbps

Any Flood Risk?

Rivers & Seas Medium

Surface Water Low

Services

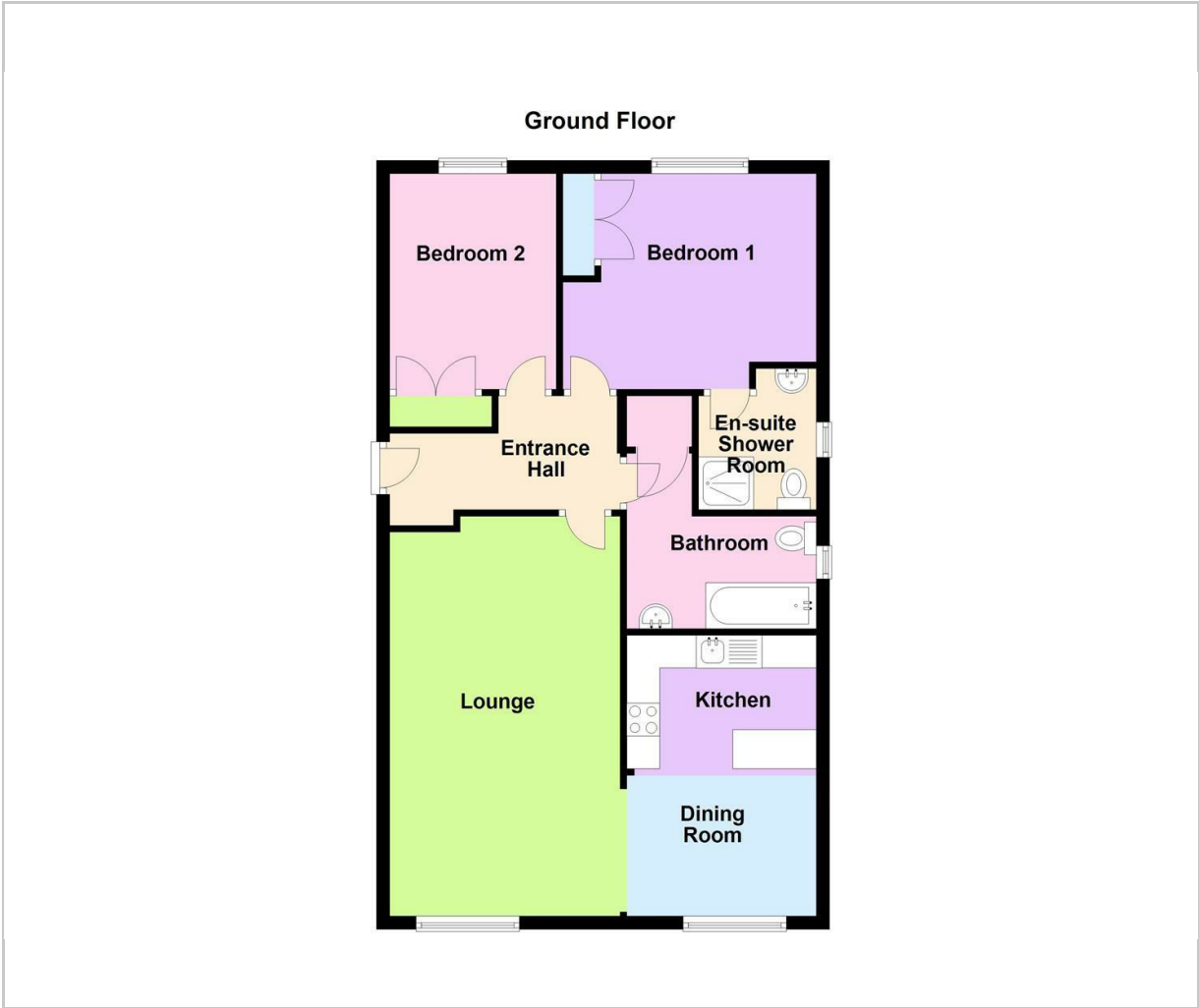
The property is supplied with mains gas, electricity and water, and mains drainage.

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

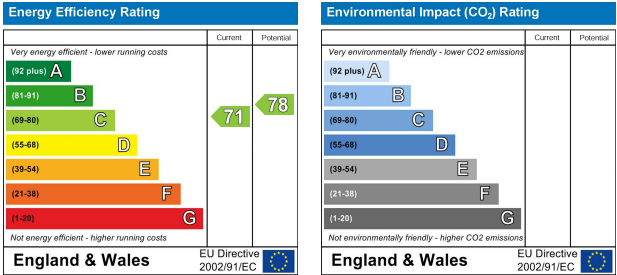
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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