



11A Franklin Road  
Weymouth, DT4 0JW

**Asking Price £150,000 Share of Freehold**

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## 11A Franklin Road Weymouth, DT4 0JW

A well-presented two bedroom ground floor is situated within a popular residential area in Westham, Weymouth. The property offers a Modern fitted kitchen, two well proportioned bedrooms and an open living space. Externally the property benefits from a large porch, a patioed garden area along with the added advantage of an allocated parking space. The location is highly desirable with excellent local amenities, transport links and weymouth town centre close by.

**Porch**  
8'10" x 3'3" (2.7 x 1.0)  
Door leading to flat

**Kitchen**  
5'10" x 7'2" (1.8 x 2.2)  
fitted kitchen with a range of cupboards & drawers, stainless steel sink, built in oven and gas hob, space for washing machine and Tumble-dryer

**Living Room**  
13'9" x 8'6" (4.2 x 2.6)

**Hallway**  
11'5" x 2'7" (3.5 x 0.8)  
Cupboards either end of the hallway, one storage cupboard and boiler cupboard

**Bedroom 1**  
13'9" x 9'2" (4.2 x 2.8)

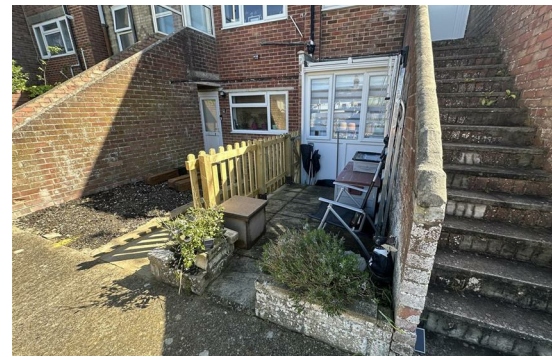
**Bedroom 2**  
13'5" x 8'2" (4.1 x 2.5)

**Bathroom**  
5'10" x 5'2" (1.8 x 1.6)  
Fitted with a white suite offering a panel bath, wash hand basin and WC

**Outside Space**  
Private patio garden area with washing line

**Parking**  
One allocated space





### **Lease & Maintenance Charge**

999 year lease  
years remaining 956

Maintenance Charge- split 50/50 with Flat above

Ground Rent- N/A

### **Council tax**

Band A with Dorset Council which is £1896.75 For year 26-27

### **Flood Risk**

Very low risk from rivers sea or surface water

### **Construction**

Traditionally built under a pitched roof

### **Phone and Broadband signal strength and coverage**

Mobile phone signals Vodafone, O2, EE and 3 are all average

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 15 mbps superfast 80 mbps ultrafast 1800 mbps

### **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 firms employment has the authority to make or give any representation or warranty in respect of the property.

