



Kirtleton Avenue  
Weymouth, DT4 7FG

**£190,000 Leasehold**



## Kirtleton Avenue

Weymouth, DT4 7FG

Located a short walk from Weymouth Esplanade and Greenhill Beach is this two bedroom purpose built first floor flat with gated under ground parking. The property is well presented offering contemporary open plan living accommodation with a modern fitted kitchen and has under floor heating from an air source heat pump and is vacant with no forward chain. There are excellent local amenities close by at Lodmoor Hill and Weymouth Town Centre is less than a mile away with its picturesque harbour area.

### Entrance Hall

Built in cupboard

### Open Plan Lounge, kitchen, Diner

22'9" x 15'0" max measurements (6.95 x 4.58 max measurements)

Bay window to lounge area, separate dining area, kitchen area with Contemporary range of built in kitchen units offering sink unit set into work surfaces with range of drawers and cupboards below electric hob with oven below, integrated fridge freezer, space for washing machine, wall mounted cupboards, cupboard housing air source heating unit

### Bedroom 1

12'8" x 10'2" (3.88 x 3.11)

Built in triple door wardrobe

### Bedroom 2

9'8" x 7'6" (2.96 x 2.30)

### Bathroom

Fitted with white suite offering panel bath, pedestal wash hand basin and WC, towel radiator, part tiled

### Parking

One allocated space in a gated underground garage

### Lease Details

Held on a 125 year lease from 2012

### Ground Rent, Service Charge & Insurance

Ground rent is £125

Service Charge £1465 excluding building insurance

insurance £544





### Utility Supplies

Mains electricity water & drainage connected

### Electric air source under floor heating

Air source heater unit is in a cupboard in the kitchen

### Council Tax

Band B with Dorset Council

### Construction

Traditionally built with brick elevation under a pitched roof

### Phone and Broadband signal strength and coverage

Vodafone & O2 signals are strong, 3 & EE are average

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 8 mbps superfast 60 mbps ultrafast 1800 mbps

### Flood Risk

Very Low risk from rivers sea & surface water

### 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.



