



1 White Court, Weymouth, DT4 7PS
Asking Price £220,000 Share of Freehold

Maisonette - Upper

 2  2  1  D



1 White Court

Weymouth, DT4 7PS

- SPACIOUS FIRST & SECOND FLOOR MAISONETTE
- MODERN FITTED KITCHEN
- LARGE DOUBLE ASPECT LIVING ROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED WINDOWS
- BATHROOM & SEPERATE EN-SUITE
- POPULAR & CONVENIENT POSITION AT LODMOOR
- ALLOCATED PARKING SPACE
- BEING SOLD VACANT WITH NO FORWARD CHAIN
- MUST BE VIEWED

A large split level character apartment located in this popular and convenient position at Lodmoor, being close to the town center and good local amenities. The property has a modern fitted kitchen/ diner, bathroom and spacious living room to the first floor, and two double bedrooms and an en-suite too the upper floor level. there is gas central heating, UPVC double glazed windows, allocated parking space and is being sold vacant with no onward chain.



HALLWAY

Panel radiator, entry phone and stairs to upper floor door into:

LIVING ROOM

16'10" x 12'1" (5.15m x 3.70m)

Double aspect room with large bay window to front, fireplace with surround, alcoves shelving, wall lights and panel radiator.

KITCHEN/ DINER

13'1" x 12'0" (4m x 3.67m)

Windows ro side, modern range of eye level base and wall units with roll top working surfaces, electric oven with gas hob and extractor fan above, integrated dish washer, space for fridge freezer, plumbing for washing machine, contemporary spot lighting wall mounted boiler, wall radiator and dining area.

BATHROOM

Window to side, panel bath with mixer tap with shower above, low level WC, wash hand basin, low level WC, storage cupboards, chrome heated towel rail, splash boarding and tiled walls

STAIRS TO UPPER FLOOR

Doors into:

BEDROOM ONE

13'9" x 11'4" (4.21m x 3.47m)

Window to side, panel radiator, storage cupboard, and door to:





EN-SUITE

Velux window to side, curved glazed shower cubicle, low level WC, wash hand basin, tiled flooring, extractor fan, storage cupboards and eaves storage space.

BEDROOM TWO

12'7" x 8'9" (3.84m x 2.68m)

Window to side, and panel radiator.

OUTSIDE

The property has an allocated parking space to the side, and there is a communal drying area and storage shed.

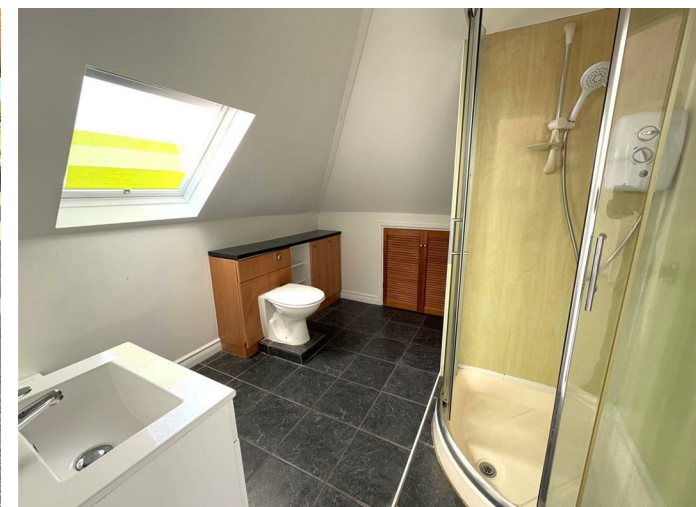
LEASE & SERVICE CHARGE

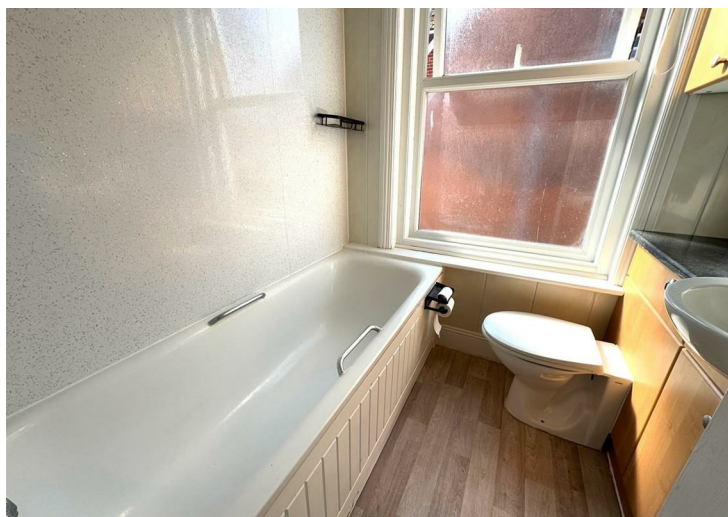
The property has a Share of Freehold with a current lease term of 965 years remaining

The service charge is a share of outgoings and figure TBC

COUNCIL TAX

Band B





OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 13 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plans



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

