



Flat 15 Swallow Court 77 Abbotsbury Road
Weymouth, DT4 0AQ

Asking Price £110,000 Leasehold

Maisonette



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A one bedroom split level first and second floor maisonette, located in this convenient position close to good local amenities and a short distance to the town centre. The property has a open plan living and kitchen to the first floor, and a double bedroom and bathroom to the top floor level, electric heating, and an allocated parking space. The property requires general updating throughout and would be ideal for a first time buyer or investment buyer, being sold with vacant possession and no forward chain.

We are acting in the sale of the above property and have received an offer of £99,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place



ENTRANCE HALL

Wall heater, storage cupboard housing electrics, stairs, and door to:

LIVING AREA

18'8" x 12'9" overall measurement (5.70m x 3.90m overall measurement)

Window to front, wall heater, and opens to:

KITCHEN AREA

Range of fitted base and wall units, tiled splash backs, stainless steel sink with mixer tap, built in oven, hob and extractor.

TOP FLOOR LANDING

BEDROOM

Velux window, and wall heater.

BATHROOM

Panel bath, wash hand basin, low level WC, towel radiator, airing cupboard housing hot water cylinder.

OUTSIDE

The property has a communal entrance some garden areas, a bin store and allocated parking space.

LEASE & SERVICE CHARGE

999 years from 1989
Service charge & Ground rent £TBC

COUNCIL TAX

Band A



OTHER INFORMATION

Construction
Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 16 mbps

Superfast 80 mbps

Ultrafast 1000 mbps

Any Flood Risk?

Rivers & Seas Very Low

Surface Water Very Low

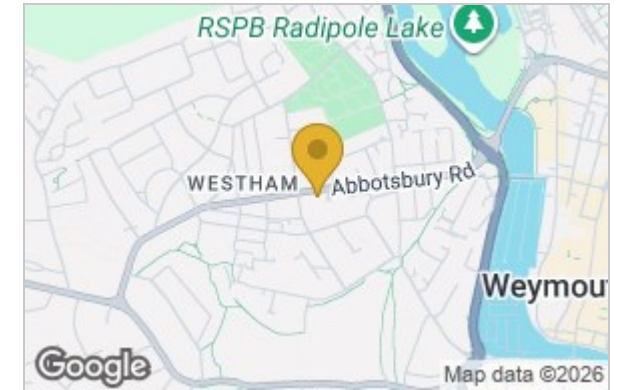
Services

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

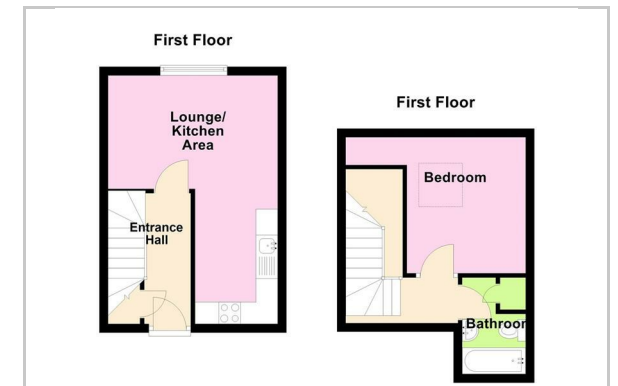
LEGAL DISCLAIMER

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.

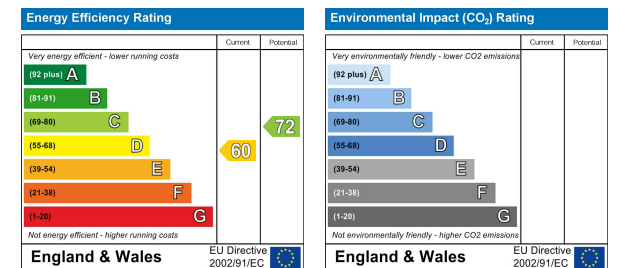
Area Map



Floor Plan



Energy Efficiency Graph



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