Hull Gregson Hull



20 Passage Close, Weymouth, Dorset

, DT4 9GE

Asking Price £365,000 Leasehold - Share of Freehold

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20 Passage Close, Weymouth, DT4 9GE

A lovely and spacious modern duplex penthouse apartment located in this desirable position at Ferrybridge. The property has a modern fitted kitchen, living room, two double bedrooms, and two bathrooms on the lower level, and a very large double aspect living space on the top floor level with feature windows over looking stunning views towards Weymouth Bay, Portland Harbour, and out to sea. Also there is a large double length garage, UPVC double glazed windows, an entry phone system, and a lift to all floors.

LOBBY ROOM
12'1" x 6'10" (3.70m x 2.10m)
Double aspect room, storage cupboards, and door into:

ENTRANCE HALL
Entry phone, heating control panel, alarm key pad, illuminated display alcove, door to airing cupboard, housing hot water cylinder, separate storage cupboard.

LIVING ROOM
16'4" x 13'11" (5m x 4.26m)
Double aspect room, wall mounted programmable night storage off peak heater, double doors to private balcony, and double doors to:

KITCHEN/ DINER
11'6" x 11'0" (3.51m x 3.36m)
Window to side, fitted with an extensive range of modern high quality wood units, single drainer one and a half bowl stainless steel sink unit with mixer tap set into working surfaces with a matching center island unit with a good range of drawers and cupboards below, integrated four ring hob with electric oven, microwave, integrated washing machine, integrated dishwasher, and a fridge and freezer, range of wall mounted cupboards, complementary tiling, tiled floor, wall mounted heater, recess spotlighting

BEDROOM ONE
11'6" x 11'6" (3.51m x 3.51m)
Window to side, fitted wardrobes to one side, wall mounted heater, door to:

EN-SUITE SHOWER ROOM
Fitted suite comprising of a corner shower unit, wash hand basin set into vanity cabinets, low level WC with Bidet and electronic heated seating unit with concealed cistern, additional cabinet storage, chrome heated towel rail, port hole skylight.

BEDROOM TWO
12'6" x 11'6" (3.82m x 3.51m)
Window to
side, wall mounted heater.

BATHROOM
Fitted with luxury white suite comprising of large walk in glazed shower unit, with central mixer tap unit, low level WC with concealed cistern, wash hand basin set into vanity cabinet, wall mounted cabinet space, chrome heated towel rail, complementary tiling, tiled floor, port hole sky light.

STAIRS TO TOP FLOOR
From hallway wooden staircase with spotlighting, and double doors into:

























LARGE STUDIO ROOM

36'10" x 20'6" (11.24m x 6.27m)

Double aspect room with two feature windows either end, vaulted ceiling with exposed beams, four wall mounted heaters, wall lamps, spotlighting, and stunning views to Weymouth Bay, Portland Harbour , The Fleet and out to sea.

OUTSIDE

Double length garage with electric door, power and lighting, communal garden area, and bike and bin store, and visitors parking.

COUNCIL TAX

Band E

LEASE & SERVICE CHARGE

£1,390 per half year to include buildings insurance, cleaning including outside windows, and communal areas.
999 Years from 2014 with a Share of Freehold

OTHER INFORMATION

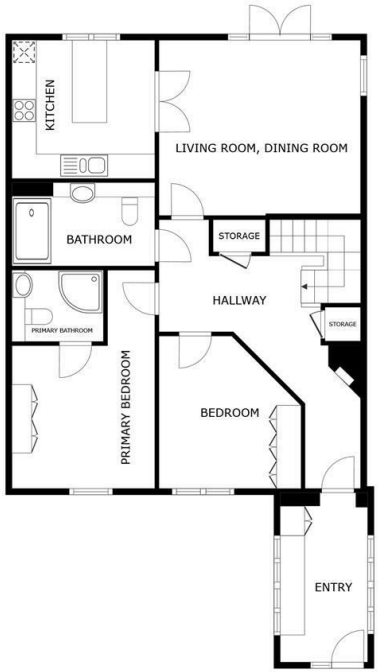
Construction
Traditional cavity wall construction with rendered elevations under a tiled roof

Broadband (estimated speeds)
Standard 30 mbps
Ultrafast 1800 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.

Floor Plan

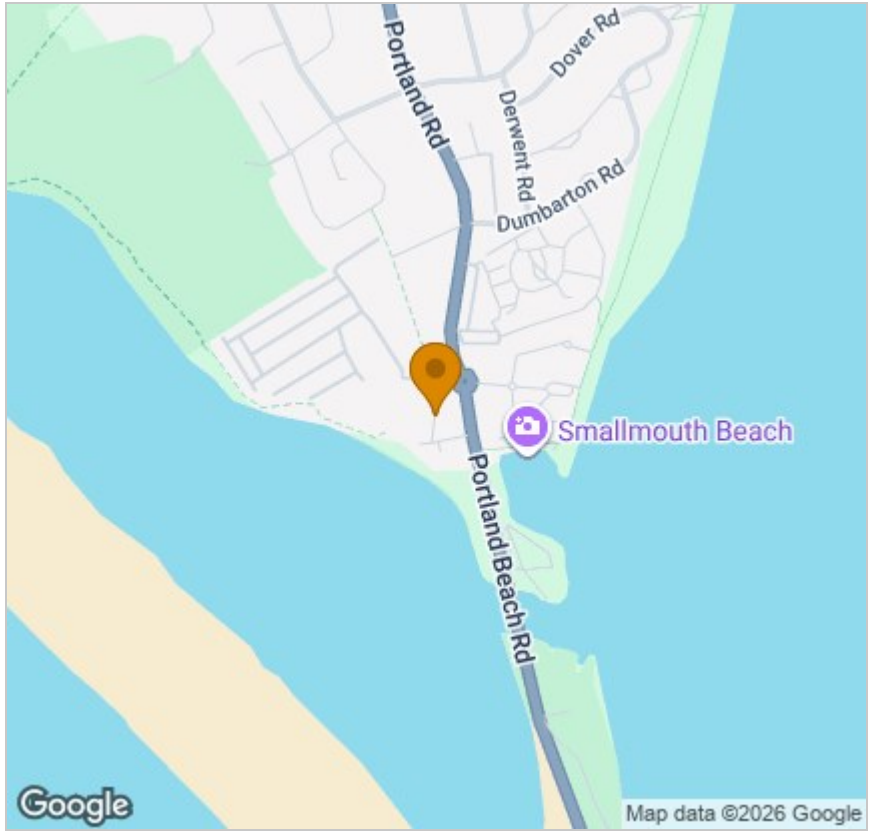


FLOOR 1

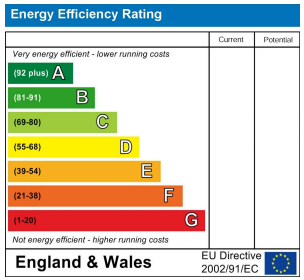
GROSS INTERNAL AREA
FLOOR 1 103.3 m² FLOOR 2 51.6 m²
EXCLUDED AREAS : REDUCED HEADROOM 15.8 m²
TOTAL : 154.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

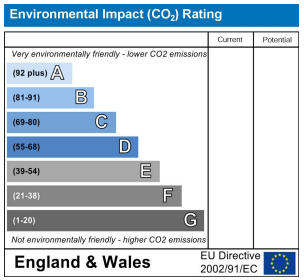
Matterport

Area Map



Energy Efficiency Graph





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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35 St Thomas Street, Weymouth, DT4 8EJ
Tel: 01305 776 666 Email: property@hgh.co.uk www.hgh.co.uk