



163a Abbotsbury Road
Weymouth, DT4 0JX

Asking Price £160,000 Leasehold

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A spacious 3 bedroom split level apartment on the outskirts of Weymouth Town. This first floor and basement level property is conveniently located on Abbotsbury Road within easy walking distance of local shops, Weymouth Swimming pool and Gym and mainline bus routes. The property could benefit from some updating internally, but boasts a private balcony, is being offered with no onward chain and would make an ideal investment property or First Time Buy.

Entrance

Communal entrance via the main front door. Separate access for both apartments A and B

Bedroom 1

12'0" x 10'11" (3.68 x 3.34)

Double bedroom Front aspect double glazed window

Bedroom 2

10'11" x 10'0" (3.34 x 3.06)

Doble bedroom with rear aspect double glazed window with external door providing access on the private balcony

Balcony

9'0" x 12'0" (2.76 x 3.67)

Accessed from Bedroom 2

Bedroom 3

7'5" x 6'9" (2.28 x 2.06)

Single bedroom with rear aspect double glazed window

Bathroom

3 piece bathroom suite consisting of bath tub with shower overhead and glass screen, pedestal handwash basin and WC. Rear aspect double glazed window and heated towel rail.

Living Room

12'4" x 10'7" (3.78 x 3.23)

Front aspect double glazed window with feature fireplace and double internal doors into dining area

Dining Room

10'4" x 8'8" (3.15 x 2.65)

linking room between the kitchen and living room with access from the hallway

Kitchen

9'10" x 9'8" (3.01 x 2.95)

A range of eye and base level cupboards with built in gas hob with extractor fan above and electric oven below, ample work top space with 1 and quarter sinker with drainer, space for domestic appliances, rear aspect double glazed window and an external door to the rear of the property.





Lease Information

Ground rent: £10.00 pa

Service/Maintenance: None

FURTHER INFORMATION TO BE SUPPLIED

Other Information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard - 10 mbps

Superfast - 80 mbps

Ultrafast - 1800 mbps

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan



Viewing

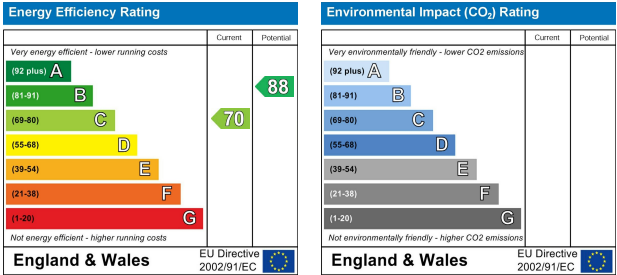
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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