



Alexandra Court 10A

Alexandra Road Weymouth, DT4 7QH

**Asking Price £150,000 Leasehold**



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A spacious 2 bedroom second floor apartment in the popular location of Lodmoor with lift access to all floors, elevated far reaching views and a private garage. The apartment requires some updating throughout, but has gas central heating and UPVC double glazing and is being offered the market with no onward chain. This would be ideal for a first time buyer, someone looking to downsize or as an investment property.

### Entrance

Doors to all principle rooms, a large storage cupboard directly in front of main door.

### Bedroom 1

11'8" x 9'8" (3.57 x 2.97)

Double bedroom with rear aspect UPVC double glazed windows offering far reaching views.

### Bedroom 2

9'8" x 9'8" (2.97 x 2.96)

Double bedroom with UPVC double glazed rear aspect window offering far reaching views

### Bathroom

Bath with shower over head, Hand wash basin, built in airing cupboard and WC

### Kitchen

9'8" x 7'9" (2.97 x 2.37)

Fitted kitchen with a range of eye and base level cupboards, ample worktop space with gas hob, sink with drainer, low level oven, fitted extractor fan, spaces and plumbing for domestic appliances, serving hatch into living room/diner and UPVC double glazed window with far reaching views.

### Lounge/Diner

19'5" x 11'7" (5.93 x 3.54)

Serving hatch from the kitchen, large rear aspect UPVC double glazed window.

(Water ingress damage to the corner which is being dealt with by the management company.)

### Outside

Communal gardens flanking the front elevation with visitors parking and garage to the rear.





### Lease information

Original lease start date: 19/02/1978

Original lease end date: 01/01/2176

New lease drawn up in 2013 to extend to the lease to 999 years when new apartments were added to the top floor with new lift installed.

### Other information

Construction

Traditional cavity wall construction with brick elevations. Top floor apartments added in 2013 with flat roofs above.

Broadband (estimated speeds)

Standard - 7 mbps

Superfast - 80 mbps

Ultrafast - 1800 mbps

Flood Risk

Rivers & Seas - Very Low

Surface Water - Medium

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

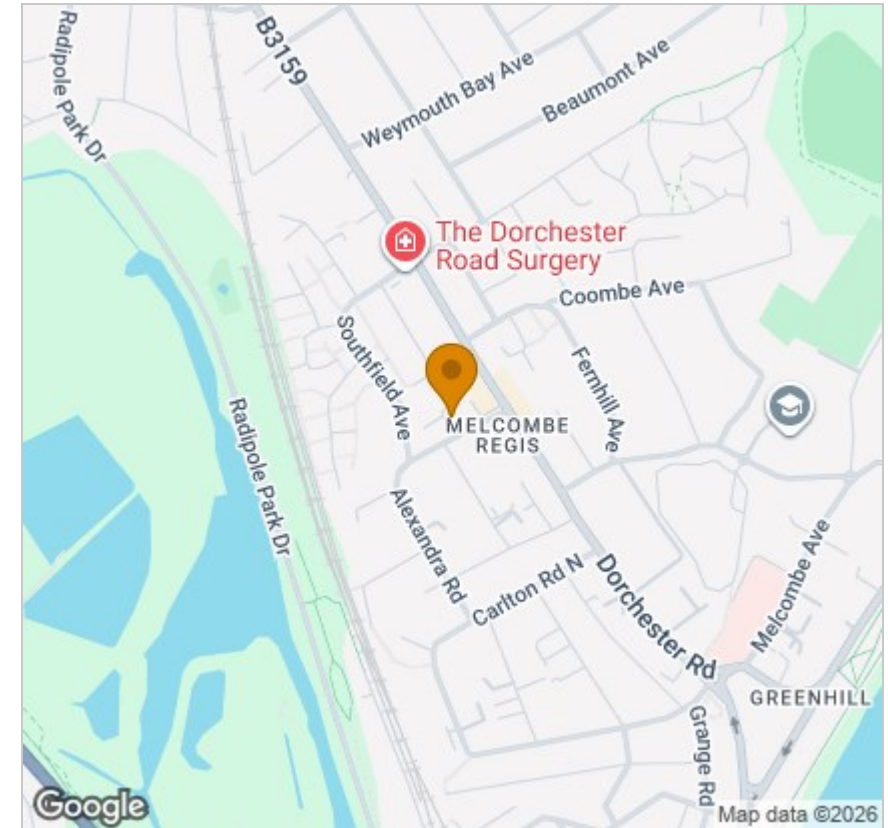


## Viewing

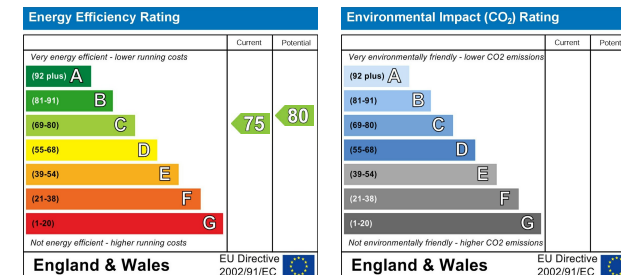
**Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.**

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## Area Map



## Energy Efficiency Graph



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