Hull
Gregson
Hull

95 Dorchester Road

Weymouth, DT4 7JY

Asking Price £175,000 Leasehold - Share of Freehold

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A deceptively spacious 1 bedroom ground floor garden apartment located in the convenient location on Lodmoor Hill, within close proximity to shops and amenities. This property boasts character throughout; with high corniced ceilings, exposed floorboards and a feature fireplace and bay window in the living room. This share of freehold apartment is an ideal First Time Buy or investment opportunity.

Living room
12'9" x 13'3" (not into bay) (3.90 x 4.05 (not into bay))
Front aspect UPVC double glazed window, feature fireplace, high ceilings and corniced ceiling

Bedroom
12'9" x 9'4" (3.9 x 2.87)
Double bedroom with built-in storage cupboards either side of the chimney stack, rear aspect UPVC double glazed window

Shower room
Side aspect UPVC double glazing window, WC, single shower cubicle and pedestal hand wash basin

Kitchen/diner
17'7" max x 8'2" max (irregular shape) (5.38 max x 2.5 max (irregular shape))
Fitted kitchen with eye and base level cupboards, side aspect UPVC double glazed window, stainless steel sink with drainer, 4 ring electric hob with oven below and extractor fan above, spaces for an undercounter dishwasher, fridge freezer and dining table and chairs, door giving access to the utility room and separate WC.

WC
Rear aspect UPVC double glazed window and WC

Utility
Rear aspect UPVC double glazed window, sink with drainer, worktop surfaces and space washing machine and tumble dryer.

Courtyard
A partially covered courtyard areas accessed from a side gate in the garden

Garden
Predominantly laid to lawn with a patio hardstanding abutting the rear elevation

Council Tax
Dorset Council: Band A

Lease Information
Share of Freehold. 1 of 4 flats.
No ground rent payable
Service charge: £750.00 per annum

Length of lease: 250 years from January 1st 2021
Remaining years: 244 years remaining

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

Broadband (estimated speeds)
Standard - 8 mbps
Superfast - 80 mbps
Ultrafast - 1800 mbps

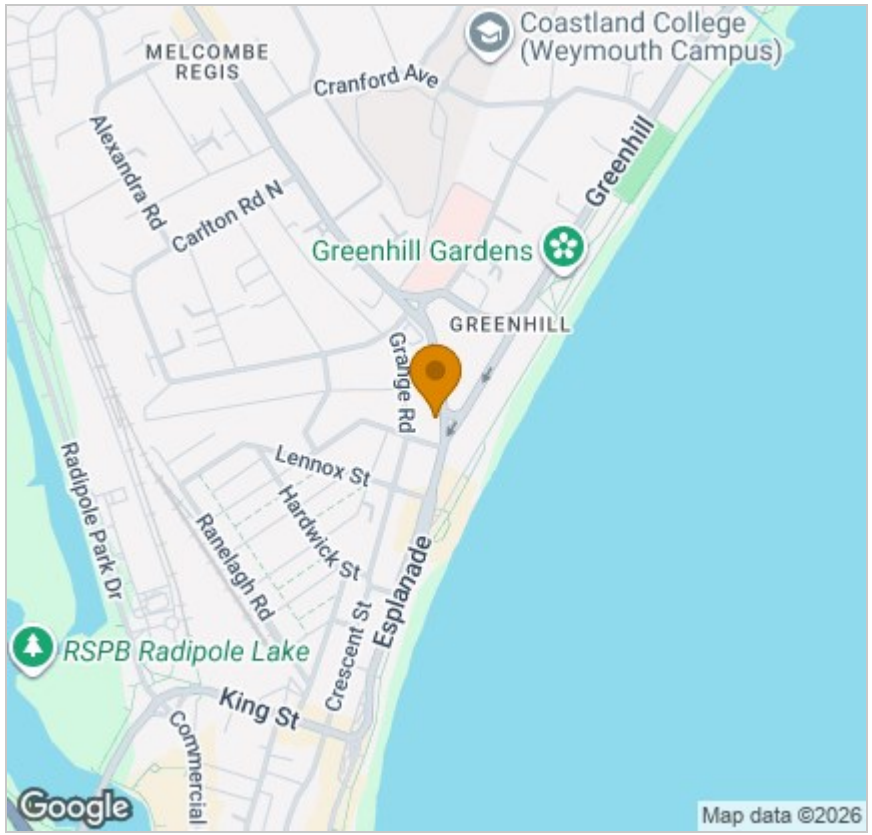
Flood Risk
Rivers & Seas - Very Low
Surface Water - Very Low

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

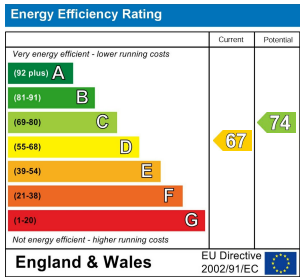
Legal disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

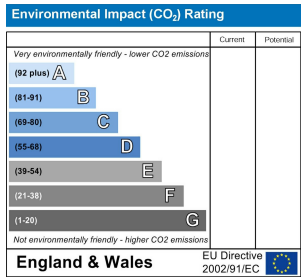
Floor Plan

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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