Hull Gregson Hull



Clearmount Court New Close Gardens

Weymouth, DT4 8RG

£137,500 Leasehold

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Clearmount Court New Close

Weymouth, DT4 8RG

A two bedroom purpose built second floor flat located within walking distance of Weymouth's picturesque Harbour Area and Town Centre as well as Newtons Cove plus Nothe Gardens. The property offers compact two bedroom accommodation with a modern kitchen and bathroom there is gas central heating and double glazed windows. Outside the is an allocated covered parking space

Hall

Lounge
9'8" x 7'7" (2.95 x 2.33)
Double aspect room

kitchen Diner
12'7" x 8'11" max (3.85 x 2.73 max)

Bedroom 1
10'1" x 7'9" (3.08 x 2.37)

Bedroom 2
10'2" x 5'8" (3.12 x 1.74)

Bathroom
Fitted with a white suite offering a panel bath, wash hand basin and WC

Parking
One allocated covered parking space

Lease & Maintenance Charge
Held on a 999 year lease
Ground Rent £25 per annum
Maintenance Charge £505.50 per half year

Council Tax
Band A with Dorset Council

Flood Risk
Very low risk from river sea or surface water



















Construction

Traditional cavity construction under a pitched roof

Phone and Broadband signal strength and coverage

O2 & Vodafone are strong signal, 3 is average & EE is poor signal
TV, Sky & BT are available Virgin in not available
Broadband estimated standard 16 mbps superfast 80 mbps ultrafast is not yet available

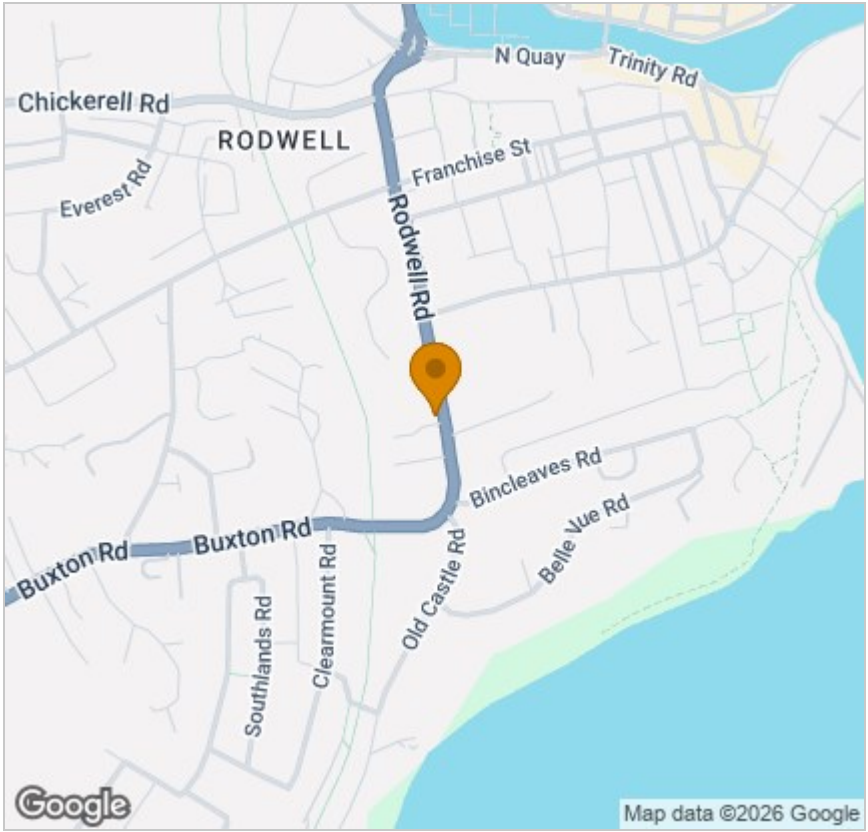
Legal Disclaimer

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.

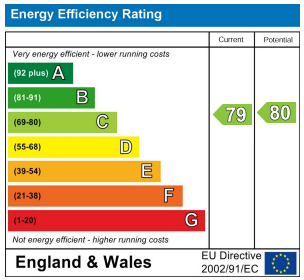
Floor Plan

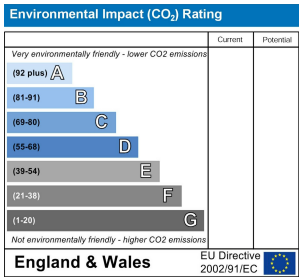


Area Map



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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