



Flat 21 Nautica

Lower St. Alban Street Weymouth, DT4 8AU

Asking Price £170,000 Leasehold

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DT4 8AU

A well presented one double bedroom penthouse apartment located within the town centre, close to the sea front, harbour and the high street. The property has a open plan living space with modern fitted kitchen, a modern bath suite, a large private balcony, electric heating, an intercom system, an a lift to all floors. Must be viewed

ENTRANCE HALL

Video entry phone handset, sky light, wall radiator, storage/ airing cupboard housing hot water cylinder, and power points.

LIVING SPACE

18'8" x 17'4" (5.70m x 5.30m)

Overall measurement, to the kitchen area there is a range of eye level base and wall units with roll top work surfaces, a stainless steel sink with mixer taps, tiled splash backs and flooring. There are integrated appliances including a double stainless steel electric oven with ceramic hob and extractor fan above, a dishwasher, washing machine and fridge freezer and spot lights. To the lounge and dining area there are two wall mounted radiators, alcoves, TV, telephone and power points, glazed wall, and sliding patio doors to balcony.

BEDROOM

18'4" 8'6" (5.60m 2.60m)

Window to front, wall mounted radiator, TV, telephone and power points.

BATHROOM

Modern suite comprising of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, chrome heated towel rail, tiled splash backs and flooring, spot lights, extractor fan, and skylight.

OUTSIDE

There is a large private decked and tinted glazed circular terraced balcony with wall lighting with some harbour views to one side.





LEASE & SERVICE CHARGE

181 years remaining.
Service Charge £184.00 per month

COUNCIL TAX BAND

Band B

OTHER INFORMATION

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

Broadband (estimated speeds)
Standard 20 mbps
Superfast 80 mbps

Any Flood Risk?

Rivers & Seas Medium

Surface Water Low

Services

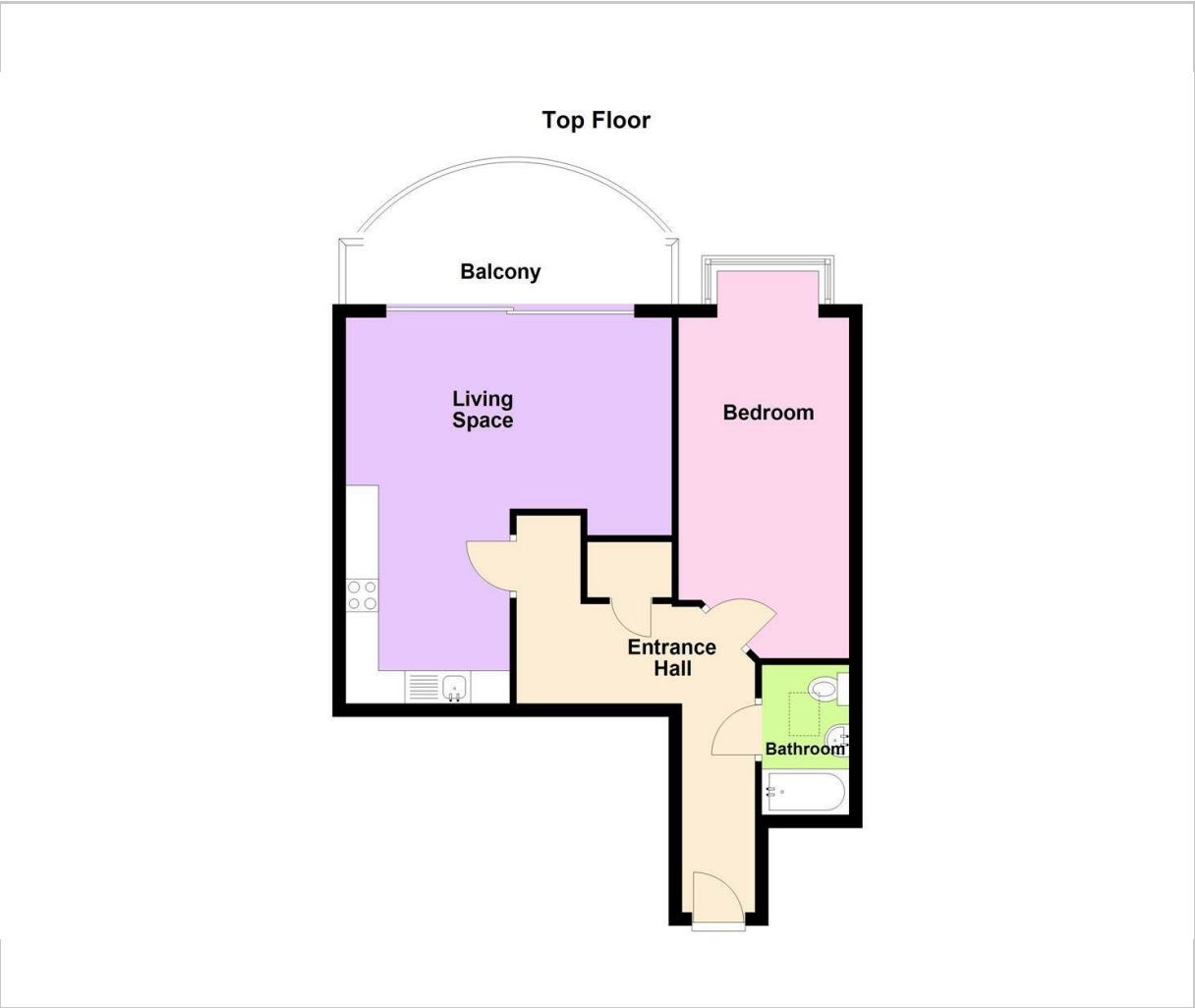
The property is supplied with mains
electricity and water, and mains
drainage.

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



Floor Plan

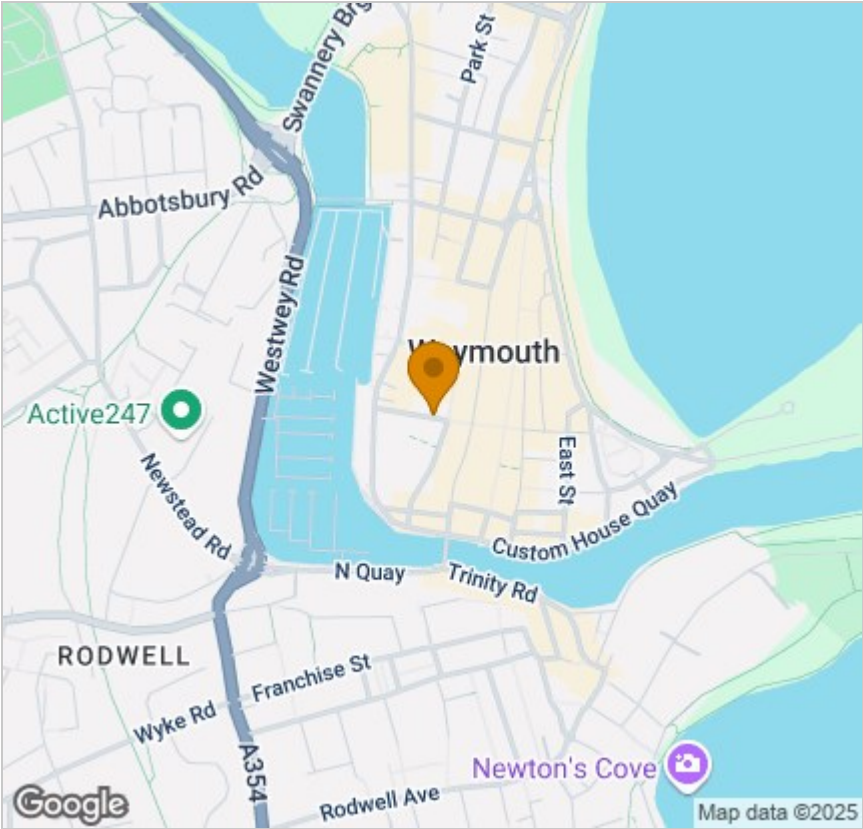


Viewing

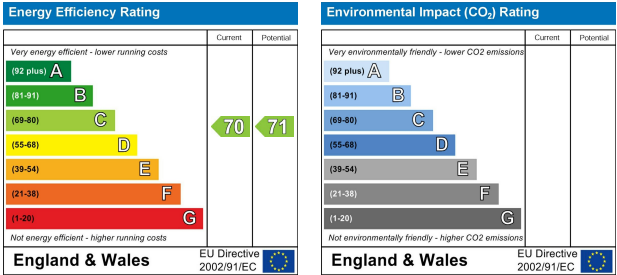
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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