



Flat 3a 11 Carlton Road South

Weymouth, DT4 7PL

Asking Price £80,000 Leasehold - Share of Freehold

Flat





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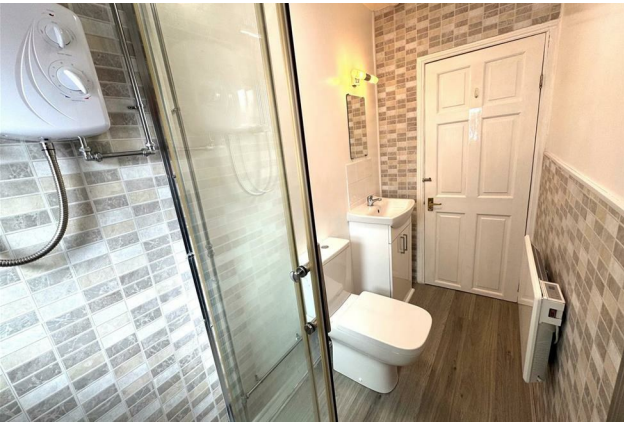
A very well presented one double bedroom first floor flat, located in this highly convenient residential position close to the sea front and the town centre. The property has a modern fitted kitchen and shower room, electric heating, UPVC double glazed windows, a large loft room, and an allocated parking space.



**ENTRANCE HALL**  
Window to side, door into

**LIVING AREA**  
**12'2" x 12'0" (3.73m x 3.66m)**  
Window to side, modern range of eye level base and wall units, with roll top work surfaces, stainless steel sink with mixer tap, built in electric oven, hob and extractor fan above, plumbing for washing machine, space for fridge freezer, tiled splash backs, living area is carpeted and a pull down hatch with folding ladder to a large loft space with water tank and good storage.

**BEDROOM**  
**11'9" x 8'5" (3.60m x 2.57m)**  
Window to side, electric wall radiator, and good range of built in wardrobes.



**SHOWER ROOM**  
Window to side, modern glazed double walk in shower with wall mounted shower, and attractive tiled walls, wash hand basin, with mixer tap and storage cupboard below, and tiled splash back, low level WC, electric wall heater

**OUTSIDE**  
To the front there is an allocated parking space, and a lockable storage space.

**LEASE & SERVICE CHARGE**  
Lease is 866 years with a 5th Share of the Freehold  
Service charge is £1,000 per annum.

**COUNCIL TAX**  
Band A

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

Broadband (estimated speeds)  
Standard 13 mbps  
Superfast 80 mbps  
Ultrafast 1800 mbps  
Any Flood Risk?  
Rivers & Seas Very Low  
Surface Water Very 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

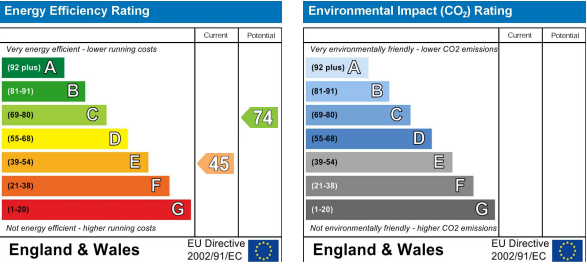
Area Map



Floor Plan



Energy Efficiency Graph



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