



6 Gainsborough Court, Weymouth, DT4 7LA

Asking Price £139,950 Leasehold

Flat

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# 6 Gainsborough Court

Weymouth, DT4 7LA

- FIRST FLOOR TWO BEDROOM APARTMENT
- LOCATED IN THIS CONVENIENT POSITION ON LODMOOR HILL
- ALLOCATED PARKING SPACE
- BEING SOLD VACANT WITH NO FORWARD CHAIN
- FITTED KITCHEN & BATHROOM
- CLOSE TO GOOD AMENITIES, TOWN CENTRE & SEA FRONT
- COMMUNAL GARDEN AREA
- AVAILABLE TO VIEW NOW

A two bedroom first floor apartment located in this popular position at Lodmoor, close to good local amenities and a short distance from the town and beach. the property has a fitted kitchen and bathroom, and allocated parking, being sold with vacant possession and no chain, must be viewed.



## ENTRANCE HALL

Loft Hatch.

## LIVING ROOM

12'5" x 9'10" (3.80m x 3m)  
Window to rear, laminate floor, and wall heater.

## KITCHEN

9'6" x 7'6" (2.90m x 2.30m)  
Window to rear. range of base and wall units, stainless steel sink with mixer tap, tiled splash backs, gas cooker point, plumbing for washing machine, space for fridge freezer, and wall mounted boiler.

## BEDROOM ONE

13'5" x 10'9" maximum measurement (4.10m x 3.30m maximum measurement)  
Window to front, and wall mounted radiator.

## BEDROOM TWO

9'2" x 9'2" (2.80m x 2.80m)  
'L' Shaped room, Window to front and wall mounted radiator.

## BATHROOM

Window to side, white suite comprising of a panel bath with mixer tap, hand shower attachment and shower screen, low level WC, wash hand basin, chrome heated towel rail, and extractor fan.





### **OUTSIDE**

To the front there is an allocated parking space for the property, and to the rear there is a communal garden area laid to patio, lawn and drying area.

### **SERVICE CHARGE & LEASE**

Lease 999 years from 1984 with 957 years remaining.

Service Charge £550.00 per half year.

### **COUNCIL TAX**

Band A



## **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

### Any Flood Risk?

Rivers & Seas Very Low

Surface Water Very Low

### Services

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

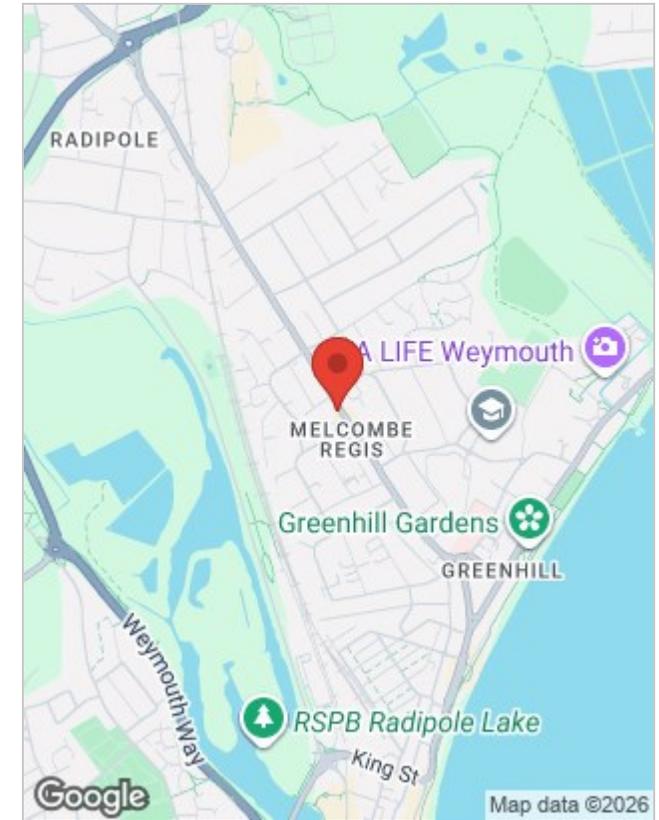
## **LEGAL DISCLAIMER**

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.

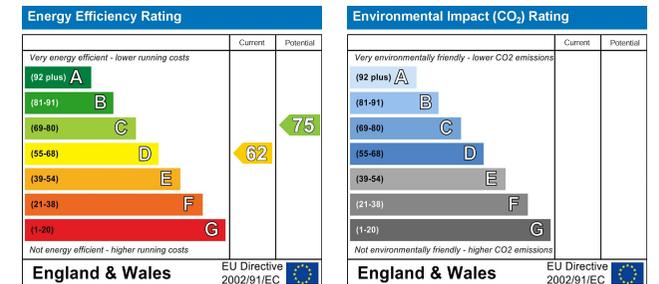
## Floor Plans



## Location Map



## Energy Performance 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.