

 **MAGPIES NEST** 

60A St. Thomas Street  
Weymouth, DT4 8EQ

Asking Price £115,000 Leasehold

Flat



## 60A St. Thomas Street, Weymouth, DT4 8EQ

A well presented one bedroom first floor apartment located in the heart of Weymouth town centre. The property features a modern fitted kitchen, contemporary shower room, spacious living area and a double bedroom. Situated close to local amenities, the harbour, beach and transport links. Ideal for a First Time or Investment Buyer offered vacant with no onward chain.



### Entrance Hall

Entryphone

### Living Room

Two window to the front, electric heater, storage cupboard.

### Kitchen

Fitted Kitchen comprising of eye level base and wall Cupboards and drawers, Stainless steel sink unit, built oven, ceramic hob, space for washing machine & Fridge freezer

### Bedroom

Fitted Cupboard, Electric heater, two windows to front

### Shower Room

Modern suite comprising of a large glazed walk in shower cubicle with a wall mounted shower, low level WC, wash hand basin, Fitted wall cabinet.

### Lease & Maintenance charge

999 Year lease 993 Years remaining Service Charge is £800pa

### Council Tax

Band A with Dorset Council

### Flood Risk

Very low risk from rivers sea or surface water



### Construction

Traditionally built with solid walls under a pitched roof.

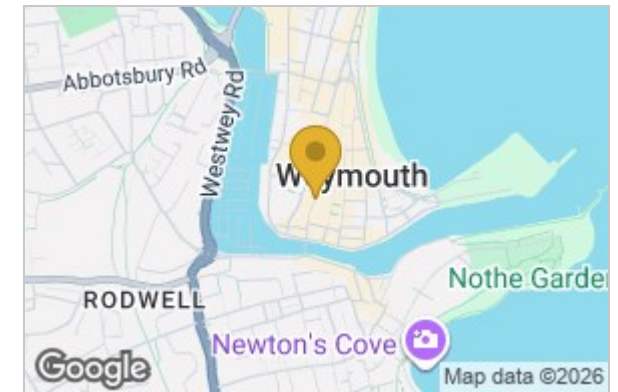
### Phone and Broadband signal strength and coverage

Mobile phone signals O2, Vodafone, 3 are strong & EE is average  
TV, Sky & BT are available Virgin in not available  
Broadband estimated standard 22 mbps superfast 80 mbps ultrafast not known

### 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.

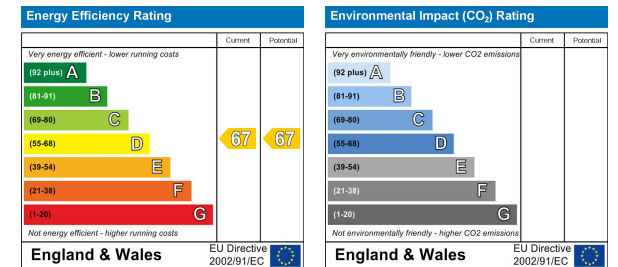
## Area Map



## Floor Plan



## Energy Efficiency Graph



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