Hull Gregson Hull

Flat 7 Willowbrook 10 Preston Road

Weymouth, DT3 6PZ

Asking Price £275,000 Leasehold - Share of Freehold

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A 2 bedroom top floor apartment with beautiful far reaching sea views over Weymouth Bay and the Isle of Portland. The property is situated in a sought after location of Preston within easy walking distance of Overcombe Beach, near cafes, amenities and main bus route into Weymouth town centre. The grounds and gardens of Willowbrook are well maintained with ample parking offered. The apartment boasts its own private single garage with light and power. This would make a fantastic investment property or second home and is being offered with no onward chain.

Entrance lobby

This is owned by the property providing a secure secondary door.

Kitchen/diner

10'2" x 11'4" (3.10 x 3.47)

Fitted kitchen with ample eye and base level cupboards, breakfast bar and worktop space with double sink with drainer, space for freestanding cooker with built in extractor above, rear aspect UPVC double glazed window providing far reaching direct sea views.

Living room

14'10" max x 14'0" (4.53 max x 4.29)

Spacious room with rear aspect UPVC double glazed window providing far reaching direct sea views.

Bedroom 1

11'9" x 11'8" (3.59 x 3.56)

Double bedroom with built in wardrobe and front aspect UPVC double glazed window

Bedroom 2

10'4" x 6'11" (3.15 x 2.12)

Double bedroom with front aspect Velux window

Bathroom

Side aspect UPVC double glazed window. P-shaped bath with shower overhead, separate electric shower, wash hand basin, WC and heated towel rail.

Outside

Communal gardens predominantly laid to lawn with pond and water feature, communal drying area with rotary washing lines, ample parking including visitors parking, single garage in a block with light and power and communal bin store

Council Tax

Dorset Council: Band D

Lease information
999 year lease with 958 years remaining.
Service charge: £137.50 PCM

Restrictions:
- No pets permitted
- No holiday letting

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

Broadband (estimated speeds)
Standard - 17 mbps
Superfast - 80 mbps
Ultrafast - 1800 mbps

Flood Risk
Rivers & Seas - Very Low
Surface Water - Very Low

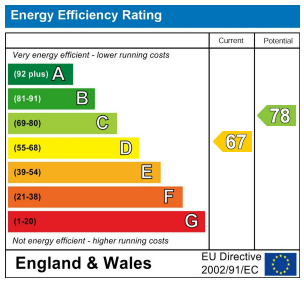
Services
The property is supplied with mains electricity and water, and mains drainage.

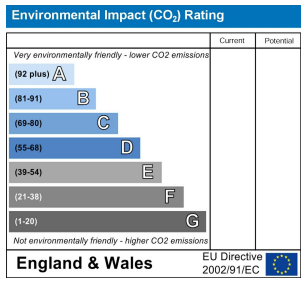
Legal Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection 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.

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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