



8 Fern Square  
Chickerell Weymouth, DT3 4NZ

**£175,000 Leasehold**



# 8 Fern Square

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A purpose built two bedroom ground floor flat with a small south facing patio garden to the rear and an allocated parking space to the front. Located in Chickerell on the outskirts of Weymouth with excellent local amenities within Chickerell. The property offers a lounge with separate Kitchen diner plus an inner hallway leading to two bedrooms and a shower room, there is gas central heating and the property is vacant with no forward chain.

## Porch

### Lounge

16'4" x 10'7" (5.00 x 3.25)

French doors opening to the front, access to walk in storage cupboard

### Kitchen Dining Room

16'8" x 7'4" (5.10 x 2.25)

Fitted with kitchen units comprising a sink unit set into worktops with drawers and cupboard below, wall mounted cupboards, gas cooker, plumbing for washing machine and space for fridge freezer, ample space for table

### Inner Hallway

cupboard

### Bedroom 1

13'1" x 8'2" (4.00 x 2.50)

French doors to south facing patio garden

### Bedroom 2

12'10" x 6'6" (3.93 x 2.00)

### Shower Room

7'6" x 4'9" (2.30 x 1.47)

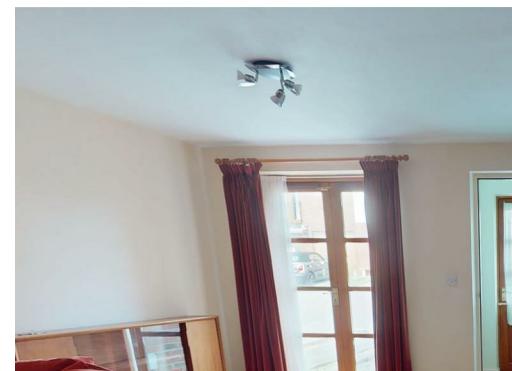
Fitted with white suite with large shower cubicle wash hand basin with cabinet below and wc tiled walls and floor

### Parking

One allocated parking space to the front, plus there are shared visitor parking spaces

### Outside

South facing patio garden to the rear with a timber shed





#### Lease & Service Charge

Held on a 125 year lease from 2005, the management company owns the freehold. The service charge is currently £400 per annum

#### Utility Supplies

Mains gas electric water and drainage connected

#### Council Tax

Band B with Dorset Council

#### Construction

Traditional cavity construction under a pitched roof

#### Flood risk

River & Sea no risk Surface Water very low risk

#### Phone and Broadband signal strength and coverage

Vodafone & O2 signals are strong, 3 & EE are average

TV, Sky & BT are available Virgin in not available

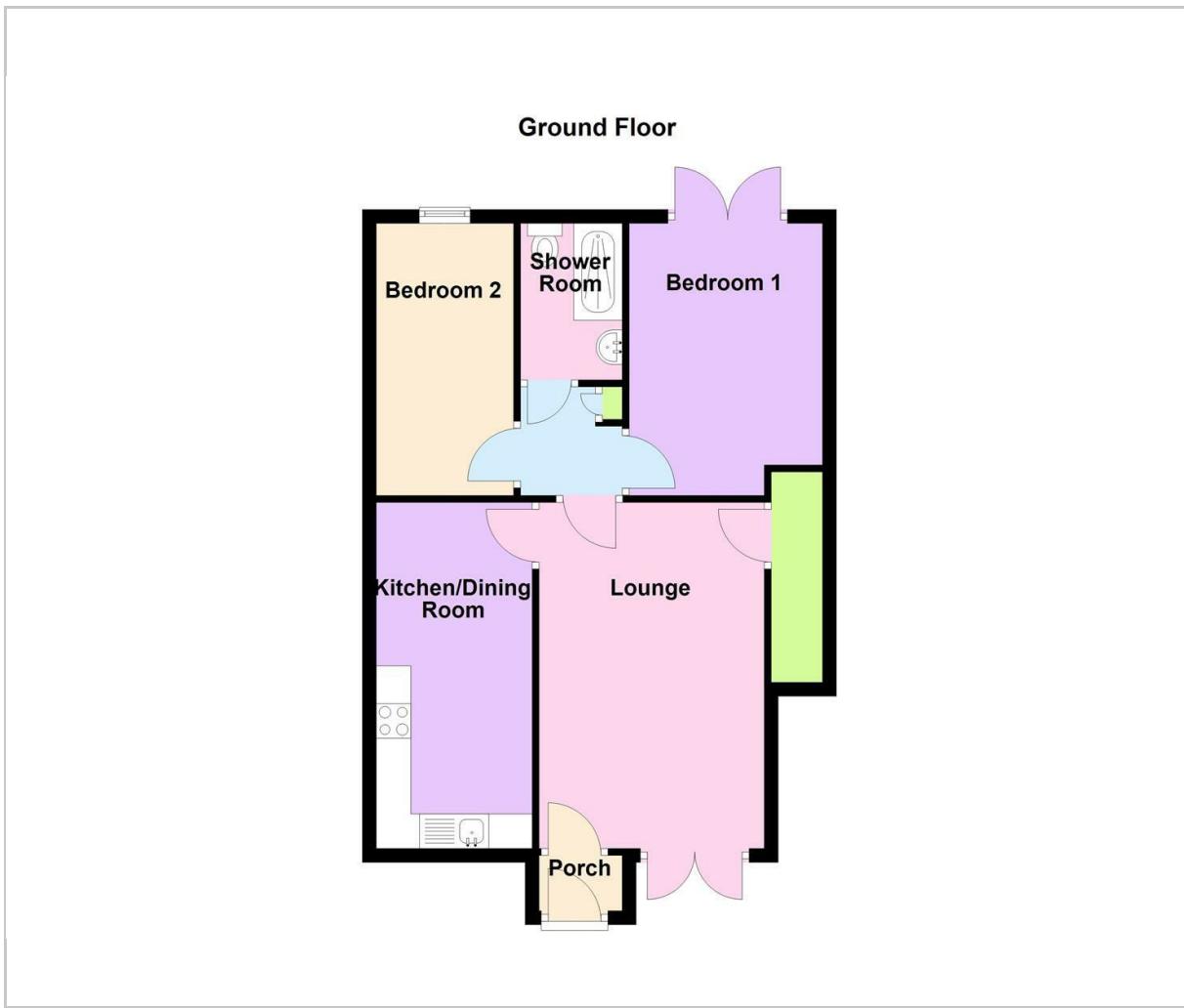
Broadband estimated standard 4 mbps superfast 80 mbps ultrafast 1000 mbps

#### 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.



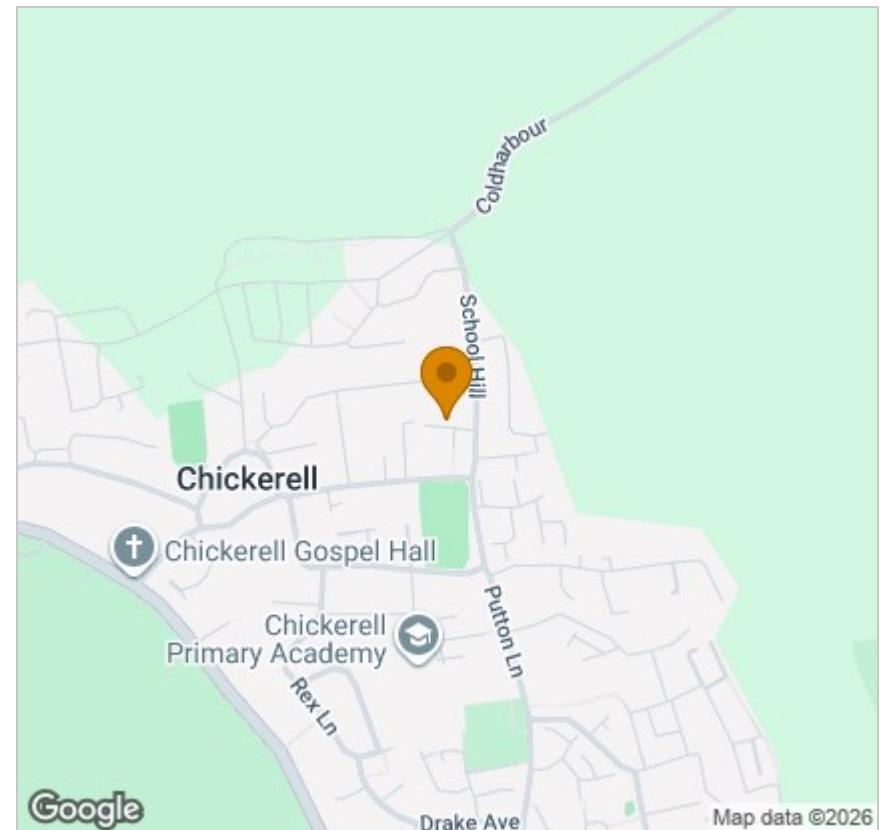
## Floor Plan



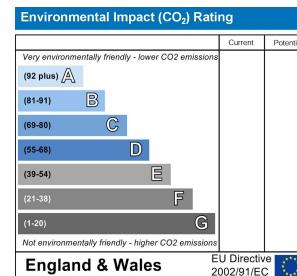
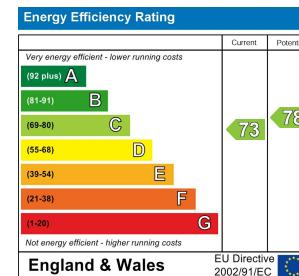
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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