



**Flat 11 Caswell Court**

125 Louviers Road Weymouth, DT3 6AY

**Asking Price £150,000 Leasehold**



## Flat 11 Caswell Court

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6AY

A well presented 2 bedroom first floor flat located in a convenient location for commuting to Weymouth and Dorchester. This is an ideal step onto the property ladder as a first time buy or investment property. The property offers an allocated parking space, a number of visitors spaces and is close to the main bus route.

### Living room

12'11" x 10'0" (3.94 x 3.06)

Front aspect UPVC double glazed window, door to storage cupboard, open into kitchen and access to all other rooms

### Kitchen

4'11" x 10'4" (1.52 x 3.15)

Modern fitted kitchen with front aspect UPVC double glazed window, range of eye and base level cupboards, space and plumbing for washing machine, space for free standing fridge freezer, worktop space sink and drainer, induction hob with electric oven below and extractor above.

### Bathroom

Bath with shower overhead, wash hand basin, WC and heated towel rail

### Bedroom 1

10'1" x 12'0" (3.09 x 3.66)

Rear aspect box bay UPVC double glazed window

### Bedroom 2

7'8" x 8'3" (2.34 x 2.53)

Rear aspect UPVC double glazed window

### Outside

Allocated parking space with ample visitors parking bays, communal drying area

### Council Tax

Band B





### **Lease Information**

Start of Lease: 13/05/1992

End Date: 01/01/2989

Length of Lease: 999 years

Term remaining: 963

Service charge: £1200.00 per annum. Paid Quarterly.

### **Other Information**

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard - 13 mbps

Superfast - 80 mbps

Ultrafast - 1000 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



