



30 Olympia Heights, Weymouth, DT4 7AG

Asking Price £210,500 Leasehold

Flat

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30 Olympia Heights

Weymouth, DT4 7AG

- 2 bedroom first floor apartment in Greenhill
- 57% Shared ownership with 43% rented at £259.56
- Secure gated allocated parking and visitors parking
- Single access private front door
- Electric central heating and double glazed throughout
- Being sold with no onward chain
- Ideal First Time Buyer opportunity

A purpose built two bedroom first floor apartment located in the sought after location of Greenhill a stones throw from the beach and a level walk to Weymouth town centre. The property is well maintained and benefits from electric central heating, double glazed windows, gated parking area and two double bedrooms.



Entrance Hall

Door to Storage cupboard.

Bedroom 1

16'1" x 10'2" (4.90 x 3.10)

Two windows to side, window to front, radiator, telephone point, wall light(s).

Bedroom 2

13'5" max x 10'1" (4.10 max x 3.08)

Window to side, radiator and wall lights

Bathroom

Fitted with three piece suite comprising of bath with shower overhead, pedestal wash hand basin and low-level WC.

Lounge

16'6" x 11'7" (5.02 x 3.54)

Two windows to front, window to side, 2 radiators, telephone point

Kitchen/Diner

Fitted kitchen with space for freestanding domestic appliances, ample worktop space with sink and drainer, electric hob with oven below and cooker hood above.

Outside

Secure gated allocated parking space, communal bin store, communal bike store and separate internal storage unit on the ground floor.





Lease Information

Management company costs £216.77 monthly

Length of lease: 125 years from 2012

Council Tax

Band D

Other Information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof. Undercroft parking below with additional dwellings above.

Broadband (estimated speeds)

Standard - 7 mbps

Superfast - 80 mbps

Ultrafast - Unknown

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

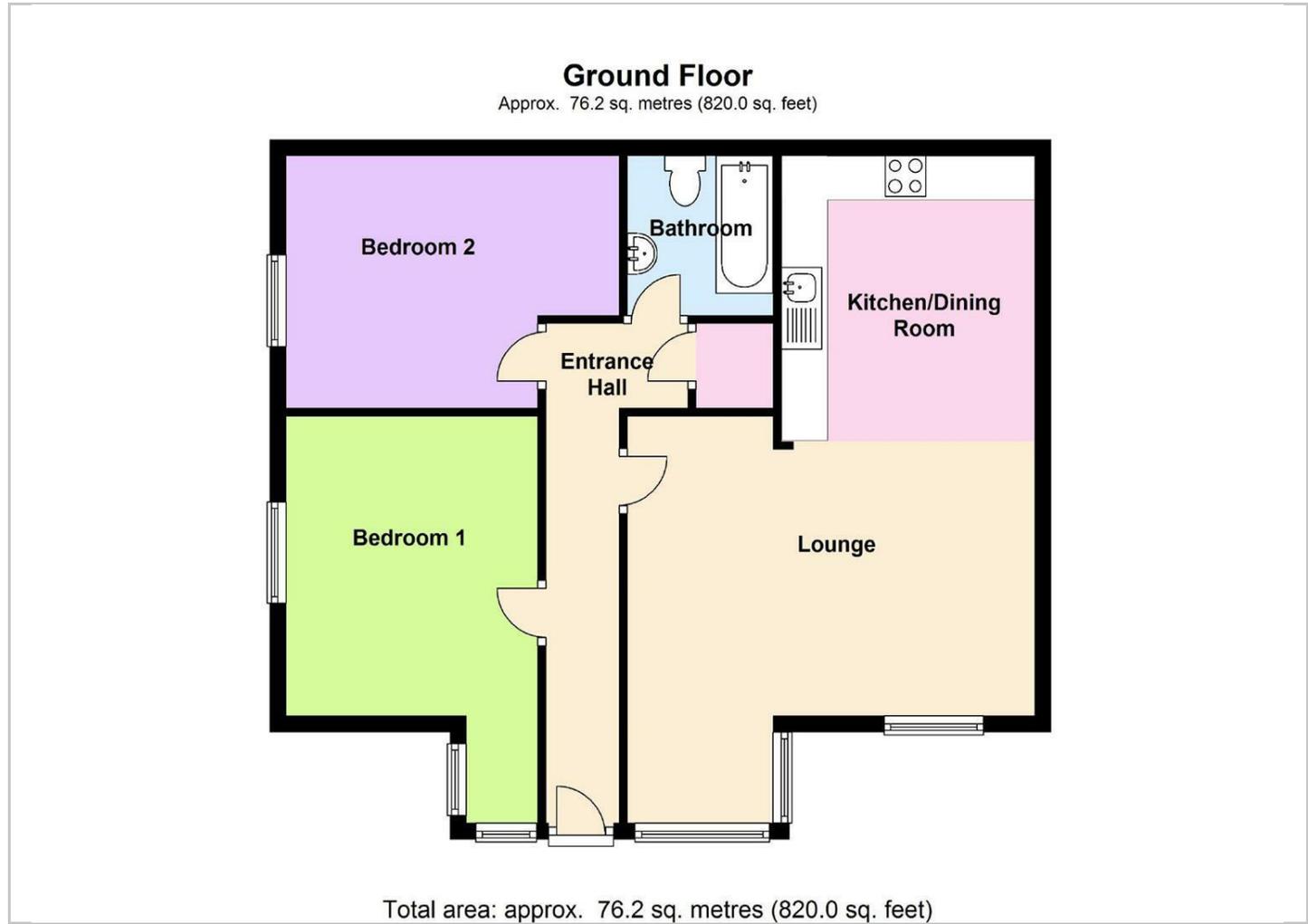




an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground 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.



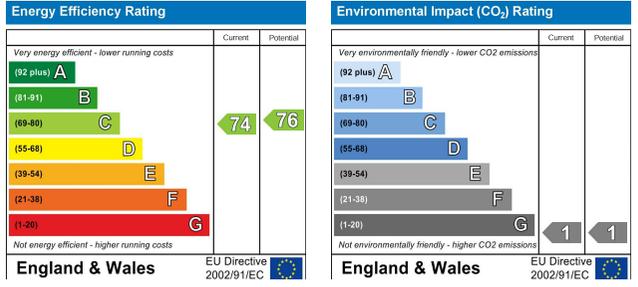
Floor Plans



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.