




11 Victoria Street  
Weymouth, DT4 7HA

**Asking Price £142,000 Leasehold**



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## 11 Victoria Street Weymouth, DT4 7HA

A Beautifully presented two bedroom Top floor retirement apartment located in this highly convenient position within the town centre, and close to the sea front. The property has a modern fitted kitchen and shower room, Large storage cupboards, electric heating, UPVC double glazed windows, secure intercom system, good communal facilities including a house manager, communal lounge and gardens, residents parking, and guest rooms available for family members.

### Entrance Hall

Two large storage cupboards

### Living Room

14'1" x 11'9" (4.3 x 3.6)

Two windows overlooking the garden

### Kitchen

11'5" x 5'6" (3.5 x 1.7)

A range of modern fitted eye level base and wall Cupboards and drawers, one and a half bowl sink unit, built oven, ceramic hob, space for washing machine & Fridge freezer

### Bedroom 1

15'1" x 15'5" (4.6 x 4.7)

Window overlooking the garden

### Shower Room

7'6" x 5'10" (2.3 x 1.8)

Modern suite comprising of a large glazed walk in shower cubicle with a wall mounted shower, low level WC, wash hand basin, chrome heated towel rail, extractor fan.

### Bedroom 2

10'9" x 7'2" (3.3 x 2.2)

Window overlooking the garden

### Outside

Communal gardens with lawn and patio areas, planters, shrubs and residents parking.





### **Lease & Maintenance**

99 Years from December 1985 with 59 years remaining.  
£246.00 per month

### **Parking**

There is Residents Parking available

### **Council tax**

Band B with Dorset Council

### **Flood Risk**

Very low risk from rivers sea or surface water

### **Construction**

Traditional cavity wall construction with brick elevations under a tiled roof

### **Phone and Broadband signal strength and coverage**

Mobile phone signals O2 is strong & EE, Vodafone and 3 are average

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 16 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.



## Floor Plan



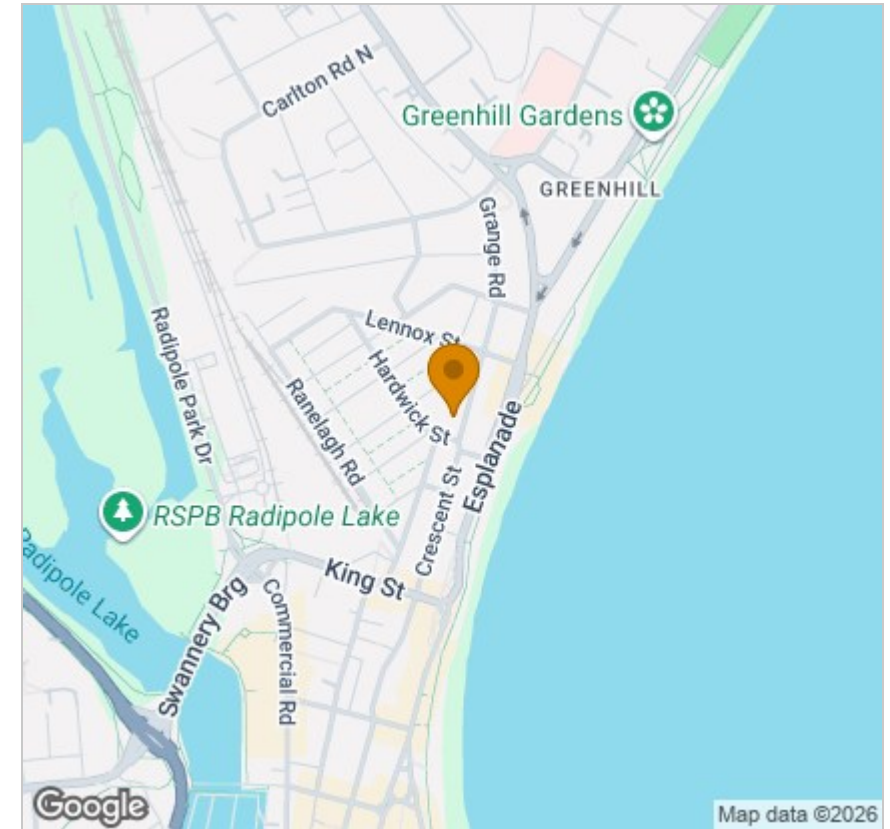
## Viewing

**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.**

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## Area Map



## Energy Efficiency Graph

