

Hull Gregson Hull

60A St. Thomas Street
Weymouth, DT4 8EQ

Asking Price £99,500 Leasehold

Flat

1 1 1 D

60A St. Thomas Street, Weymouth, DT4 8EQ

A well-presented first-floor apartment ideally situated in the heart of Weymouth town centre, offering convenient access to a fantastic range of local amenities, the picturesque harbour, sandy beach and excellent transport links.

The accommodation comprises a spacious living area, modern fitted kitchen, contemporary shower room and a generously sized double bedroom.

Ideally suited to first-time buyers or investors alike, this attractive property is offered to the market vacant with no onward chain, allowing for a straightforward purchase.

An excellent opportunity to acquire a conveniently located home or investment property in the heart of Weymouth.





Entrance Hall
Entryphone

Living Room
Two window to the front, electric heater, storage cupboard.

Kitchen
Fitted Kitchen compromising of eye level base and wall Cupboards and drawers, Stainless steel sink unit, built oven, ceramic hob, space for washing machine & Fridge freezer
*Fridge Freezer & Washer dryer included in the sale.

Bedroom
Fitted Cupboard, Electric heater, two windows to front

Shower Room
Modern suite comprising of a large glazed walk in shower cubicle with a wall mounted shower, low level WC, wash hand basin, Fitted wall cabinet.

Lease & Maintenance charge
999 Year lease 993 Years remaining
Service Charge is £800pa

Bin Store
There is a bin storage room in the building for the use of the residents

Council Tax
Band A with Dorset Council

Flood Risk
Very low risk from rivers sea or surface water

Construction
Traditionally built with solid walls under a pitched roof.

Phone and Broadband signal strength and coverage
Mobile phone signals O2, Vodafone, 3 are strong & EE is average
TV, Sky & BT are available Virgin in not available
Broadband estimated standard 22 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.

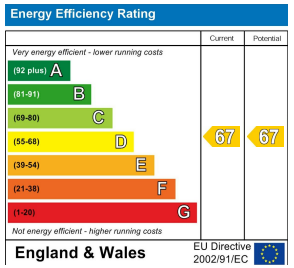
Area Map

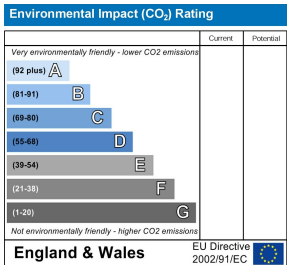


Floor Plan



Energy Efficiency Graph





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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

35 St Thomas Street, Weymouth, DT4 8EJ
Tel: 01305 776 666 Email: property@hgh.co.uk www.hgh.co.uk