



**£1,450 Per Month**

Upper Maisonette, 176a Dorchester Road, Weymouth, Dorset, DT3 5HU

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ALL UTILITY BILLS & COUNCIL TAX INCLUDED. A newly refurbished and spacious two bedroom maisonette located in this highly convenient position at Radipole, and close to excellent local amenities. The property has a new fitted kitchen/ diner, living room, a new shower room, new flooring, gas central heating, UPVC double glazed windows and is available immediately.

## OTHER INFORMATION

### Construction

Traditional cavity wall construction with brick elevations under a tiled roof

### Broadband (estimated speeds)

Standard 6 mbps

Superfast 80 mbps

### Any Flood Risk?

Rivers & Seas Very Low

Surface Water Very Low

### Services

The property is supplied with mains gas, electricity and water, and mains drainage.

give any representation or warranty in respect of the property.

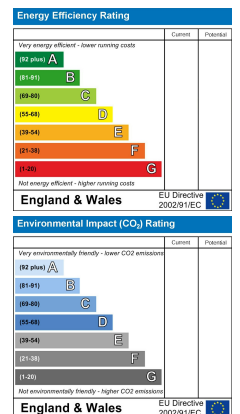
## LEGAL DISCLAIMER

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

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application. Prior to taking occupation of the property you will be required to pay a deposit of 5 weeks of the monthly rent, the first months rent in advance.

## Directions



35 St Thomas Street, Weymouth, DT4 8EJ

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