



**Carlton Road South, Weymouth, DT4 7PJ**  
Guide Price £120,000 Leasehold

  
**MARTIN&CO**

## Guide Price £120,000

- Close to Weymouth Sea Front
- One Bedroom
- Off Road Parking
- Modern Fitted Kitchen
- Council Tax Band A
- No Onward Chain
- Service Charge £540 Per annum



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Property Type: Top Floor Converted Apartment  
Property construction: Standard  
Mains Electricity  
Mains Water & Sewage: Supplied by Wessex Water  
Heating: Gas

Broadband Networks in the area  
Openreach, Jurassic Fibre

Superfast Fibre Broadband, Standard Broadband

Mobile Network Availability in this area  
O2  
Three  
Vodafone  
EE

We recommend checking Broadband speeds via  
Ofcom Checker

We recommend checking Mobile phone coverage via  
Ofcom Checker

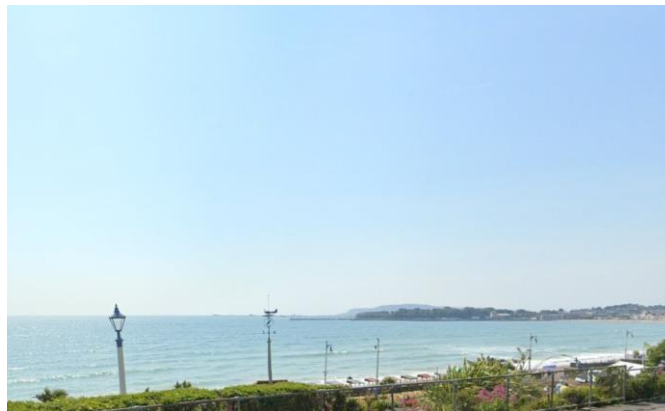
Conveniently located close to Lodmoor Hill with a variety of local conveniences and also a short walk from Weymouth Seafront and beach.

Set within a converted character building on the top floor this flat is being offered for sale with no onward chain. The communal entrance opens onto a spacious entrance hall with stairs leading up to the first floor. A private entrance from the first floor leads to stairs rising to the second-floor accommodation with doors to the bedroom and a door into the lounge and into a spacious modern fitted kitchen and a door into the modern shower room. This property does have some irregular shaped rooms and sloping some ceilings.

We have been informed that there is a remainder of a 999-year lease and the service charge is approximately £540 per annum.

We recommend that all lease details are checked by a legal representative.





## Martin & Co Weymouth

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.