



Connells

The Esplanade
Weymouth



Property Description

This one-bedroom property is situated on the ever popular Esplanade, in the heart of Weymouth's Town Centre.

The welcoming ENTRANCE HALLWAY is neutral in décor, and offers access to all rooms. The light and airy SITTING/DINING ROOM/KITCHEN is a most pleasant space with large sash windows, looking out to Weymouth Bay. The kitchen is complete with integrated appliances including electric hob, oven and fridge, with plenty of wall and base units.

The BEDROOM is a double room, with a large window complete with original shutters, and a generous wardrobe. The FAMILY BATHROOM, which comprises a bath with overhead shower, wash-hand basin and WC.

Open Plan Living

13' 9" x 15' 6" (4.19m x 4.72m)

Lounge

Two windows to front

Kitchen

Fitted kitchen with a range of wall and base units incorporating a sink drainer with worksurfaces over. Built in electric oven and gas hob with cooker hood over.

Main Entrance

Entrance

Hallway

Doors into:-



Bedroom One

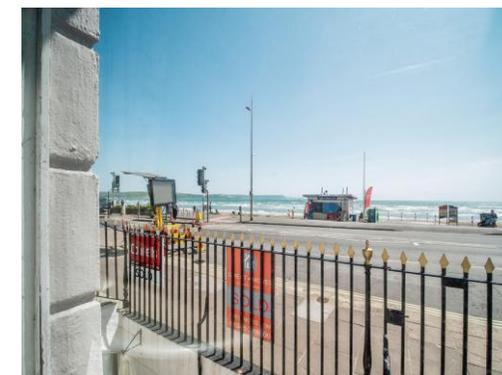
11' 7" x 8' 7" (3.53m x 2.62m)
Window. Wall mounted radiator.

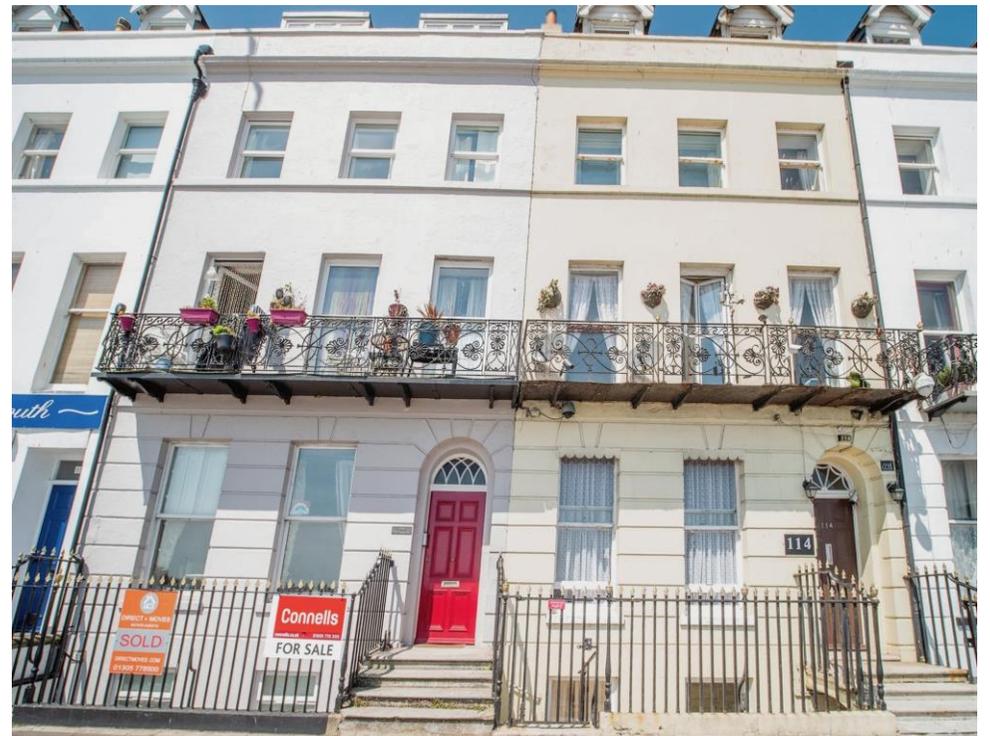
Bathroom

Suite comprising WC, wash hand basin and panel enclosed bath with shower over.
Extractor fan.

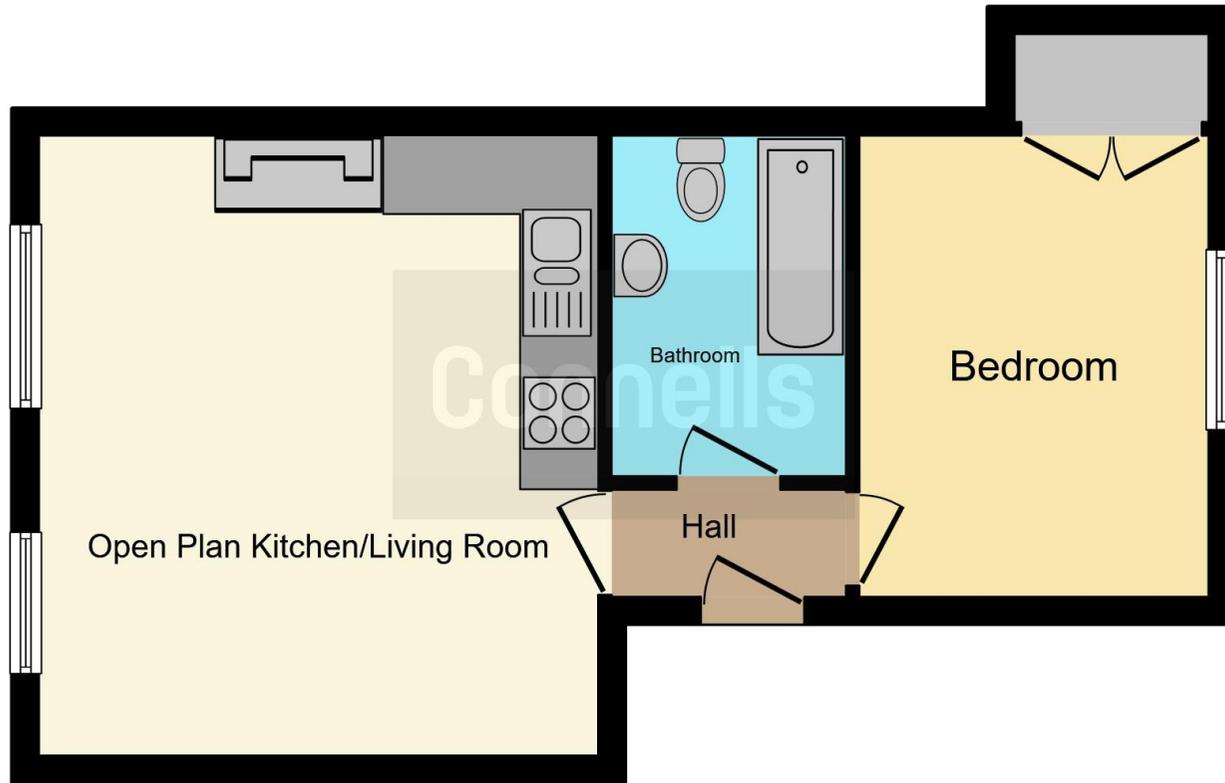
Lease Length & Charges

The vendor informs us of a 999 year lease from June 1990, Service Charge is £622 which is paid twice yearly. Holiday letting is not permitted. (We recommend details are verified by your solicitor before incurring any additional costs).









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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84 St. Thomas Street
 WEYMOUTH DT4 8EN

EPC Rating: C Council Tax
 Band: A

Service Charge:
 1244.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WEY309643

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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