



Kirtleton Avenue, Weymouth, DT4 7FG
Offers In Excess Of £185,000 Leasehold



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- Two Bedroom Apartment
- Lift to All Floors
- Secure Underground Parking
- Modern Accommodation
- Close to Weymouth Seafront
- Lease Length 114 years
- Service Charge £1465.9



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Situated within close proximity to Weymouth seafront, promenade and local shops, the apartment enjoys good transport links with bus routes to surrounding areas and Weymouth relief road within easy access. Weymouth mainline station.

This well presented upper floor apartment, enjoys a modern kitchen within an open plan living kitchen room, two double bedrooms, modern shower room with double glazing and electric central heating. Outside there are communal gardens and secure underground parking.

Access to the building is via a secure communal entrance with intercom system. Lifts and stairs give access to all floors. The apartment can be found on the upper floor, where the entrance door leads into the hallway of the apartment with doors to lounge, modern kitchen with fitted appliances, two double bedrooms and a modern bathroom.

The block enjoys access to a communal garden which

is laid to lawn with a shingle and patio area adjacent to the property. An underground, secure parking space is accessed via an electric gate. An underground storage facility is also available to residents.

The vendor informs us of the following lease information

Ground Rent £125.00 per annum

Service Charge £1,465.90 per annum

Lease Length approximately 114 years remaining

Holiday lets are not permitted.

Pets are allowed with prior permission.

Property Type: Upper Floor Purpose Built Apartment

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating: Electric

Broadband Networks in the area

Openreach, Jurassic Fibre

Superfast Fibre Broadband, Standard Broadband

Mobile Network Availability in this area

O2

Three

Vodafone

EE

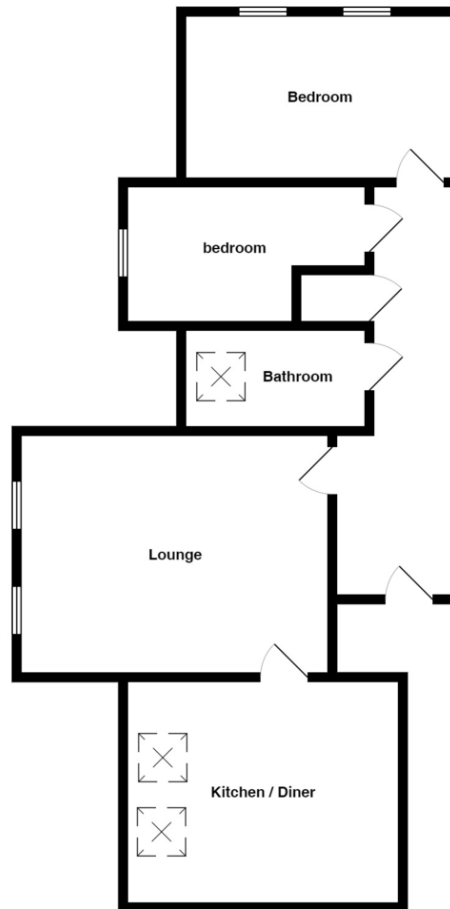
We recommend checking Broadband speeds via Ofcom Checker

We recommend checking Mobile phone coverage via Ofcom Checker









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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.