

Connaught Road, Weymouth, DT4 0SA
Offers In Excess Of £120,000 Share of Freehold



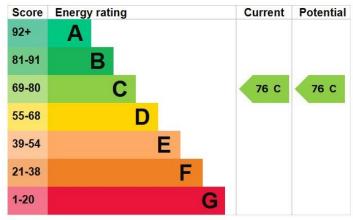
## **Connaught Road, Weymouth**

1 Bedroom, 1 Bathroom

Offers In Excess Of £120,000

- No Onward Chain
- Upper Floor Apartment
- One Double Bedroom
- Communal Gardens
- Off Road Parking
- Wyke
- 975 Years Remaining on the Lease









The graph shows this property's current and potential energy rating.

Connaught Road is a quiet residential road, just off Buxton Road. Ideally located within the walking distance of the Rodwell Trail and Castle Cove, with stunning beach walks and sea views nearby. There are a variety of local shops, to include the newly built Coop, local schools such as Chipmunks Day nursery and Holy Trinity Primary school and within the catchment area for All Saints Secondary School making this a very convenient location for all.

Occupying the upper floor in this converted beautiful period property is this one bedroom flat which is being offered for sale with no onward chain. Briefly comprises lounge, opening into the fitted kitchen. Shower room and a double bedroom, the property also benefits from communal gardens and off road parking.

LOUNGE 11' 8" x 10' (3.56m x 3.05m)

KITCHEN 10' x 4' 6" (3.05m x 1.37m)

BEDROOM 16' 9" x 8' (5.11m x 2.44m)

## SHOWER ROOM

## OFF POAD PARKING

We have been informed by the vendor that the property benefits from a share of the freehold, 999 year lease with 975 years remaining. The annual service charge is £840 per annum and the ground rent is £25 per annum.

We would recommend that all Lease information is clarified via a legal representative.





Property Type: Upper Floor Converted Apartment

Property construction: Standard

Mains Électricity

Mains Water & Sewage: Supplied by Wessex Water

Heating: Gas

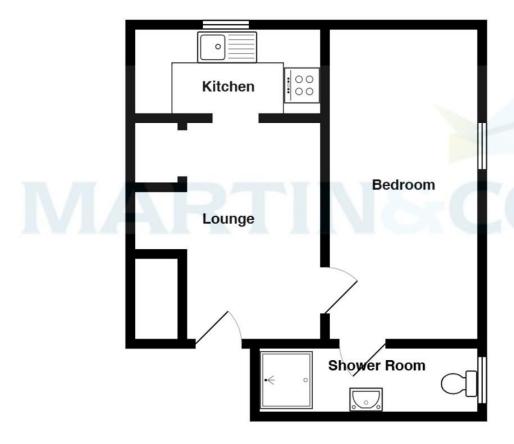
Broadband Networks in the area Openreach, Jurassic Fibre

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



All measurements are approximate and for display purposes only

## **Martin & Co Weymouth**

2 St Thomas Street • Weymouth • DT4 8EW T: 01305775504 • E: weymouth@martinco.com

01305 775504

http://www.martinco.com



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.

