



Carlton Road South, Weymouth, DT4 7PH
Offers In Excess Of £180,000 Leasehold



11a Carlton Road South

2 Bedrooms, 2 Bathroom

Offers In Excess Of £180,000

- Purpose Built Flat
- Lift to all Floors
- Two Double Bedrooms
- Ensuite Shower Room
- Allocated Parking
- 102 Years Remaining on Lease
- Service Charge £802.93 per annum



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 76 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Located a short distance from Weymouth's beach and seafront and a short walk from local conveniences we are pleased to offer for sale this two double bedroom, first floor apartment. Positioned at the front of this modern, purpose-built block, which benefits from lift access to all floors, allocated parking and ample visitors parking.

The building can be accessed via security entry phone to the front of the building or there is level access onto the lower ground floor for residents to the rear of the building, accessed from the car park.

The apartment which is located on the first floor offers entrance hall with storage cupboard and doors to the bathroom with white fitted suite, bedroom one with ensuite shower room, bedroom two with dual aspect windows and the lounge which is open plan onto the fitted kitchen.

COMMUNAL ENTRANCE Stairs/lift to all floors.

ENTRANCE HALL

BATHROOM

BEDROOM ONE 12' 2" x 9' 8" (3.71m x 2.95m) Max measurements. Irregular shaped room.

ENSUITE

BEDROOM TWO 12' 11" x 11' 11" (3.94m x 3.63m) Max measurements. Irregular shaped room.

LOUNGE 14' 11" x 12' 6" (4.55m x 3.81m) Max measurements. Irregular shaped room.

KITCHEN 9' 8" x 8' 11" (2.95m x 2.72m)

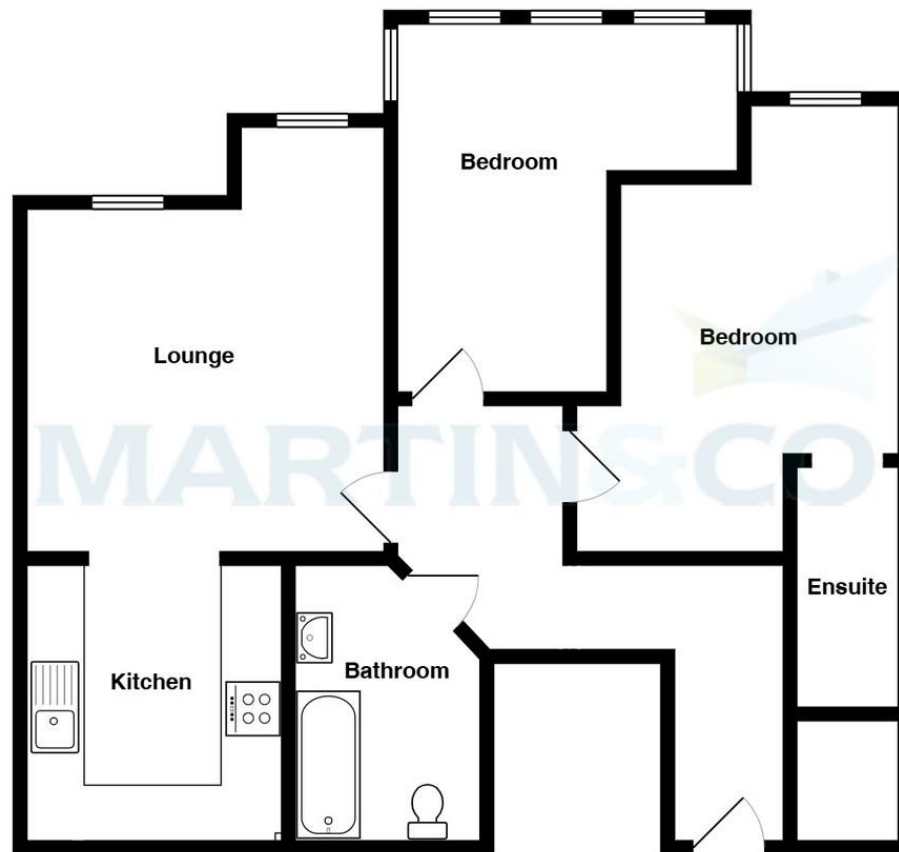
LEASE INFORMATION We have been informed of the following information, however we recommend that all information regarding the lease is confirmed via a legal representative.

Lease Term - 125 years lease, with 104 years remaining
Ground Rent - £797.27 per annum
Service Charge - £802.93 per annum
Buildings Insurance - 558.48 per annum

Property Type: Upper Floor Purpose Built Apartment







All measurements are approximate and for display purposes only

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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.