Hull
Gregson
Hull

9a St. Alban Street

Weymouth, DT4 8BZ

Asking Price £175,000 Leasehold - Share of Freehold

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A spacious and well presented three bedroom first floor flat located within the town centre in the attractive position of St Alban Street, close to the sea front, harbourside and good local amenities. The property has a modern fitted kitchen/ living space, a separate shower room and utility, and gas central heating. Being sold with vacant possession and no forward chain.

ENTRANCE HALL

LIVING SPACE
18' x 15' (5.49m x 4.57m)
Bay and sash windows to front, range of eye level base and wall units, built in oven, hob and extractor fan, built in fridge and freezer, spot lights, attractive fireplace and two panel radiators.

BEDROOM ONE
14'10 x 8' (4.52m x 2.44m)
Window to side, panel radiator and alcoves.

BEDROOM TWO
9'1 x 9'1 (2.77m x 2.77m)
Window to side, and panel radiator.

BEDROOM THREE
9'1 x 8' (2.77m x 2.44m)
Window to side, and panel radiator.

SHOWER ROOM
Window to side, walk in glazed corner shower cubicle, low level WC, wash hand basin, tiled flooring and splash backs, spot lights and radiator.

UTILITY CUPBOARD
Window to side, wall mounted boiler, and plumbing for washing machine.

COUNCIL TAX
Band A

SERVICE CHARGE & LEASE

The service charge is currently £60 per month

The property has a Share of Freehold with a 999 Year lease from November 2012.

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 17 mbps

Superfast 80 mbps

Ultrafast 1000 mbps

Any Flood Risk?

Rivers & Seas Very Low

Surface Water Low

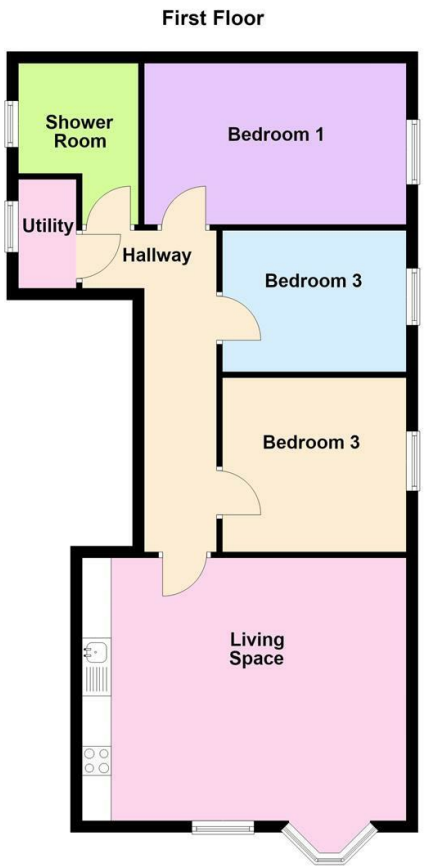
Services

The property is supplied with mains gas, electricity and water, and mains drainage.

LEGAL DISCLAIMER

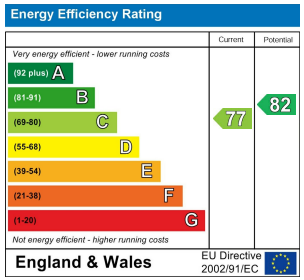
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

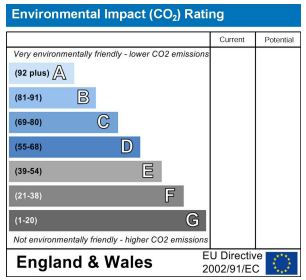
Floor Plan



Area Map

Energy Efficiency Graph





Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666
if you wish to arrange a viewing appointment for this property or require further information.

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35 St Thomas Street, Weymouth, DT4 8EJ
Tel: 01305 776 666 Email: property@hgh.co.uk www.hgh.co.uk