



## Kirtleton Avenue

Weymouth Town Centre, Weymouth DT4 7PS

- First Floor Apartment
- Fitted Kitchen
- Electric Heating & Double Glazing
- Share of Freehold with No Ground Rent to Pay
- Ideal First Time Buy / Investment Property
- One Bedroom
- Bathroom
- Allocated Parking
- Close to Weymouth Seafront & Town Centre
- No Onward Chain

**Price Guide £100,000 Leasehold - Share of Freehold**



## SUMMARY OF ACCOMMODATION APARTMENT

**Entrance  
Hallway**

**Lounge**  
10'11" x 8'5"

**Kitchen**  
7' x 6'

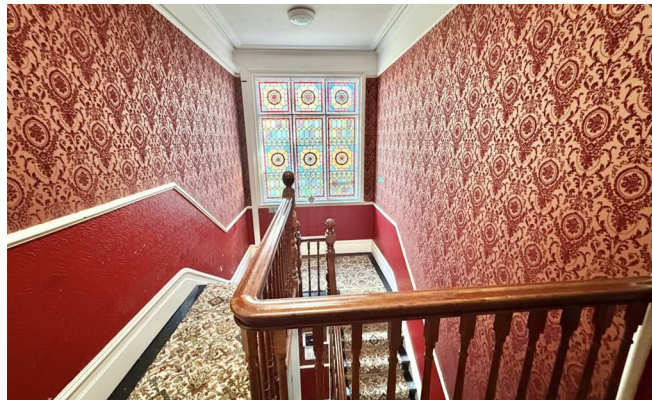
**Bedroom**  
9'8" x 8'11"

**Bathroom**

**Communal Laundry  
Room**

**OUTSIDE**

**Allocated Parking  
Space**



We are pleased to offer for sale this one bedroom, first floor apartment. Sunnyway Apartments are located within walking distance of the beaches of Weymouth Esplanade and the Town Centre. The apartment would make an ideal investment or first time purchase as it comes with no forward chain. The apartment is well maintained throughout, having been recently decorated, and comes with electric central heating and double glazing, with the added benefit of an allocated parking space.

The accommodation comprises of an entrance hallway, living room, fitted kitchen, double bedroom and bathroom, which are neutrally decorated with double glazed windows giving good natural light. The kitchen is fitted with a range of eye level and base units, integral four ring electric hob, oven and extractor fan, whilst the bathroom features a panelled bath with shower over, pedestal wash hand basin and WC. Externally the property offers a private allocated parking.

The communal areas are well maintained and decorated in keeping with the character of the building including a beautiful stained glass

window on the communal landing. An added advantage is a communal laundry area on the ground floor with a washing machine and tumble dryer for residents use.

The property is situated close by to Weymouth beach and Esplanade. Weymouth town centre with its many restaurants, bars, theatre and shops are approximately half a mile away. Transport links are also favourable; nearby are bus routes to surrounding areas, Weymouth Train Station with routes to London is close by and Weymouth Relief Road, which provides access to Dorchester and the A35, is just a short drive away.

For further information, or to make an appointment to view this property, please contact Austin Estate Agents.

We are informed the apartment comes with a share of freehold, which is managed by the residents of the building. The lease is 999 years in length with 980 years remaining. The annual service charge is £776.24 with no ground rent to pay. Residential lets are permitted, but not pets or holiday lets.

Local Authority **Dorset Council**  
Council Tax Band **A**  
EPC Rating **E**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.