



Holland Road , Weymouth DT4 0AL

- Well proportioned top (second) floor, one bedroom apartment
 - Stylish fully tiled shower room with walk in shower
 - Convenient nearby amenities and transport links
 - Short stroll to the Harbour and Weymouth Town
- Low outgoings with £100pcm service charge and Council Tax Band A
- Recently refurbished to a modern standard throughout
 - Excellent investment (Holiday Lets Permitted)
 - Double bedroom with eaves storage
 - Driveway parking situated to the front
 - 900+ years remaining on the lease

£125,000 Leasehold





Front of property

An allocated parking space sits to the frontage alongside a neatly arranged bin store area. A UPVC door opens into the resident hallway.

Residents access

A front-aspect obscured UPVC door opens into the residence hallway. A glazed internal door leads into the stairwell, rising to the second floor where the flat's private entrance is located.

Living room

18'0" x 9'10"

A dual, front and side, aspect room with a double glazed dormer window and a front aspect double glazed window, a door opens into a large eye level storage space and the space flows seamlessly into the hallway area with access into all rooms.



Kitchen

11'5" x 9'2"

A well-presented rear-aspect kitchen featuring double glazed windows, a range of eye-level and base-level units, stainless sink with mixer tap, space on the counter for white goods, and an incorporated oven with electric four-ring hob above.

Bedroom

9'6" x 8'2"

A side-aspect double bedroom with pitched ceilings, a double glazed tilt-and-turn window fitted with insect blinds, four doors opening into eaves storage, and a wall-mounted heater.

Bathroom

6'2" x 5'2"

An immaculately presented, fully tiled side-aspect shower room. Features include a modern floating sink with storage beneath, stainless mixer tap, illuminated mirror, low-level WC, and a large walk-in shower with both handheld and rainfall heads, complemented by a heated towel rail.

Disclaimer

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Local Authority
Council Tax Band **A**
EPC Rating **D**



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