



## Ground floor contemporary apartment in harbourside

**£68,000** Leasehold

**SSTC**

A FABULOUS OPPORTUNITY to purchase 40% SHARED OWNERSHIP GROUND FLOOR TWO BEDROOM CONTEMPORARY APARTMENT, in EXCELLENT CONDITION. Accessed via ENTRY PHONE, with DIRECT BALCONY ACCESS from master bedroom, situated in HARBOUR LOCATION. Perfect for FIRST TIME BUYERS , with just £276.12 monthly rent.

**01305 778500**

[sales@directmoves.com](mailto:sales@directmoves.com)



Nautica is an attractive contemporary building just off the stunning Weymouth harbourside, which boasts a range of yachts and motor boats, with a backdrop of Georgian style houses and modern apartments. Being in the hub of Weymouth, there are a selection of cafes, restaurants and independent shops, making this a lovely place to live. The beach, with water sports activities are just minutes away. Permit parking is easily accessible via the local Council. Thank you for your interest in a shared ownership property. The eligibility criteria is as follows:

- You are unable to buy a similar property on the open market
- Must have a household income of under £80,000
- You do not have any outstanding County Court Judgements
- You are able to raise a mortgage and deposit or have the funds for the share you would be purchasing
- You do not have an interest in another property (if you do, you will be

### **Communal Entrance**

Stairs leading to a fobbed gate leading through to fobbed security door.

### **Communal Hallway**

Lift and stairway to all levels.

### **Entrance**

Entrance to flat via door through to:-

### **Hallway**

Storage heater, entryphone system, BT point, heating switches, cupboard housing water tank

### **Open plan Kitchen Living Room**

- 3.96m x 6.4m (- 13' x 21' )

Front and side aspect double glazed windows, fitted with a range of modern eye and base level units with work surfaces over, sink unit with mixer tap and drainer, electric oven with extractor fan, space and plumbing for washing machine, space for fridge freezer, power points

### **Bedroom 1**

- 4.27m x 2.44m (- 14' x 8' )

Front aspect double glazed sliding door leading to Balcony, power points, wall mounted storage heater,

### **Bedroom 2**

- 4.57m x 2.44m (- 15' x 8' )

Front aspect double glazed window, wall mounted storage heater, power points, BT point

### **Bathroom**

Modern fitted suite comprising of panel enclosed bath with shower over, low-level WC, pedestal wash hand basin, mainly tiled, wall mounted heater, shaving point, towel rail









Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.