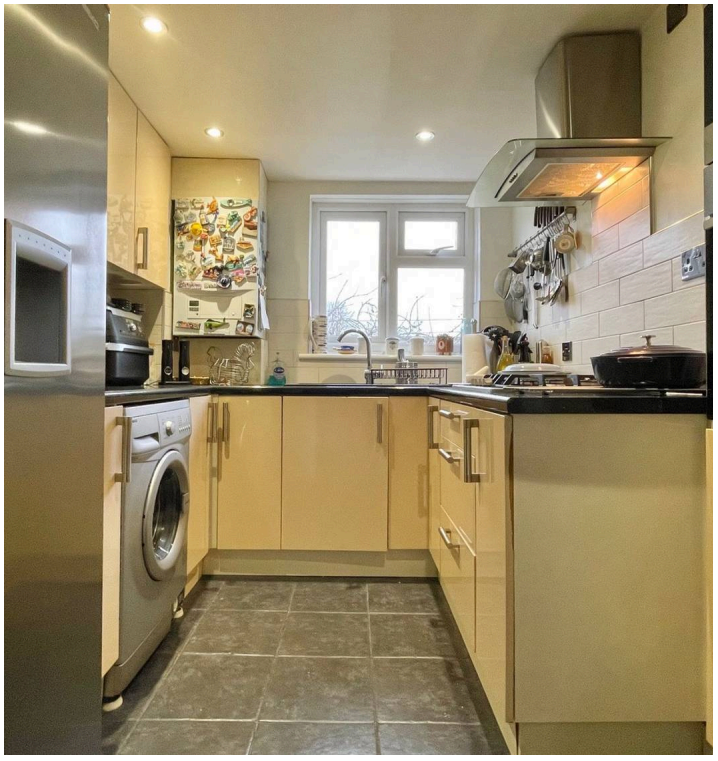


70 St. Leonards Road, Weymouth - DT4 8LD

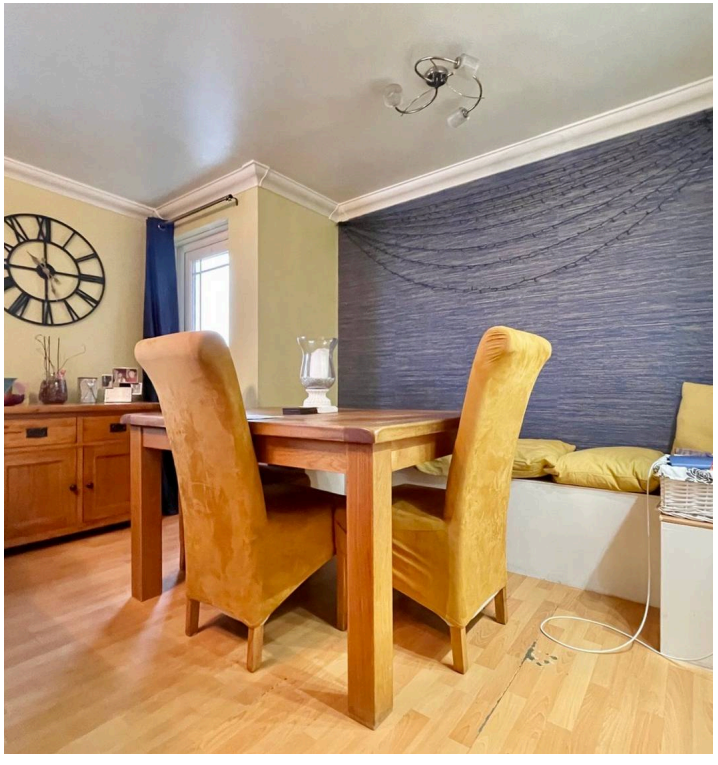
In Excess of **£150,000**

DIRECT MOVES









70 St. Leonards Road

Weymouth

Council Tax band: A

Tenure: Leasehold

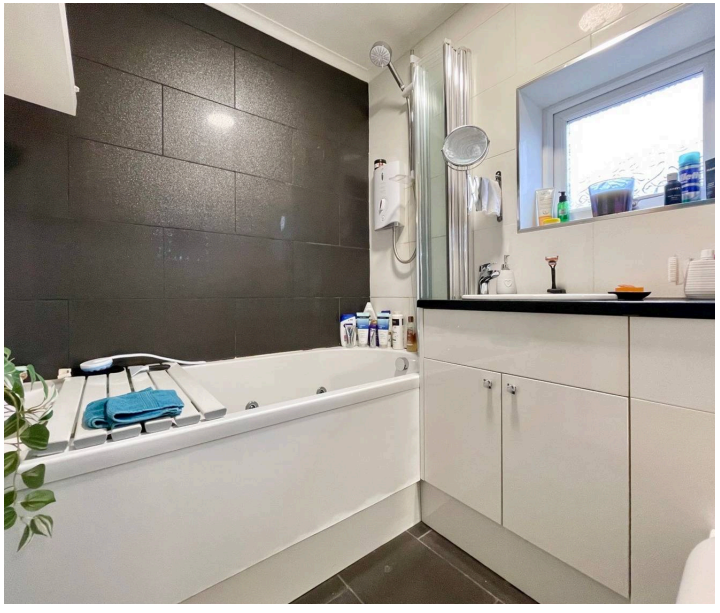
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Recently installed residents security doors
- 101 years remaining on lease
- £1500 Per Annum Service Charge
- Nearby to a host of local amenities including Weymouth Harbour, the beach and town centre
- Well proportioned master bedroom with built in wardrobes
- Light filled living room/ diner with door opening onto private balcony
- Residents parking facilities available
- Residents lawn and enclosed bin store located to the rear

DIRECT MOVES







Residents Hallway
A light filled residence hallway with a glazed front door providing access, stairs rise to the first floor, where the flat entrance is found.

Entrance Hallway
22' 8" x 6' 9" (6.90m x 2.06m)
A central hallway with doors opening into all rooms, ceiling coving, doors open into two storage cupboards, one housing the meters.

Living Room
16' 9" x 12' 0" (5.11m x 3.67m)
A well sized front aspect reception room with a double glazed window an internal glass door into the hallway, an obscured double glazed door onto the balcony and a large double glazed window.

Balcony
A front aspect balcony space with iron fence enclosing.

Bathroom
6' 9" x 5' 6" (2.07m x 1.67m)
A rear aspect, fully tiled bathroom featuring a wall to wall jacuzzi tub with jets and an electric shower attachment above, a hand wash basin with stainless mixer tap and storage beneath. A low level w/c, an obscured double glazed window and a heated towel rail complete the room along with a mirror with lighting.

Kitchen
9' 4" x 7' 2" (2.85m x 2.19m)
Rear aspect kitchen featuring a range of both eye and base level units with incorporated eye level oven and microwave above, composite sink with mixer tap and four ring gas hob. Space for white goods, combination boiler mounted on wall.







Bedroom One
12' 2" x 10' 10" (3.72m x 3.31m)
A generously proportioned front aspect double bedroom with two sets of double doors opening into generous wardrobe storage, a large double glazed window floods the room with natural light and ceiling coving features features throughout.

Bedroom Two
12' 8" x 6' 10" (3.85m x 2.09m)
A rear aspect bedroom with an opening into wardrobe space and a double glazed window.

Bedroom Three
9' 4" x 7' 11" (2.85m x 2.42m)
A rear aspect bedroom with ceiling coving and a double glazed window to the rear.







COMMUNAL GARDEN

Front access: Lawns sit either side of the front entrance while a glazed door with a brick paved patio walkway leading up to.

COMMUNAL GARDEN

Rear of property: A concrete and patio laid area with generous bin store space, gas metres in box and a small area laid to lawn.

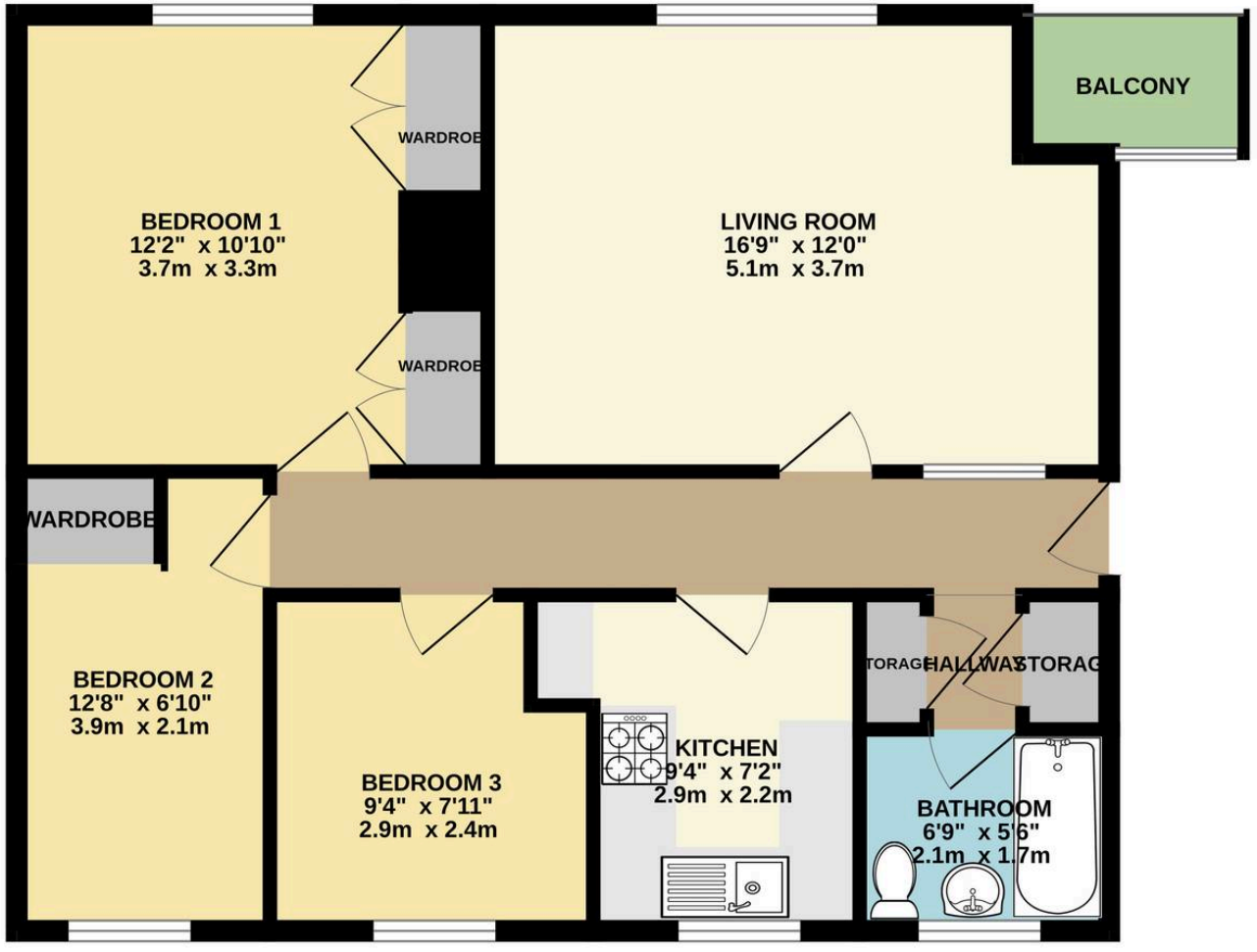
OFF STREET

1 Parking Space

Residents first come first serve parking is found to the side of the property.

DIRECT MOVES

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECT MOVES



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