



Flat 8 Sunnybank

4-6 Wyke Road Weymouth, DT4 9QE

£250,000 Leasehold

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4-6 Wyke Road Weymouth, DT4 9QE

Offering Sea Views across Weymouth Bay is this purpose built two bedroom first floor flat located on the sought after Wyke Road, a short walk from Weymouth's picturesque Harbour area and Town Centre. The property offers a contemporary open plan kitchen dining living room with modern fitted kitchen including a range of built in appliances and a triple aspect giving far reaching views over Weymouth and to Weymouth Bay. There are two double bedrooms with an ensuite shower room to bedroom 1 and a separate study. The flat is in immaculate decorative order and includes carpets and flooring throughout. A share of freehold will follow after the final flat is sold.

Entrance Hall

Kitchen Dining Living room

29'9" x 10'11" narrowing to 10'6" (9.07 x 3.33 narrowing to £3.22)

Sea Views to Weymouth Bay, Bright triple aspect contemporary open plan Kitchen Dining Living Room Kitchen Area, contemporary fitted kitchen with appliances including electric hob and oven integrated washing machine, dishwasher, fridge freezer and microwave
The living room area offers plenty of space for furniture and entertaining.

Bedroom 1

14'3" x 9'5" max (4.35 x 2.88 max)

En Suite Shower Room

Fitted with modern white suite offering a tiled shower wash hand basin and WC, towel radiator

Bedroom 2

11'0" x 10'3" (3.37 x 3.13)

Built in cupboard housing water cylinder

Study

9'9" x 5'6" (2.98 x 1.69)

Shower Room

Fitted with modern white suite with tiled shower, wash hand basin and WC

Parking

One allocated parking space

Lease Information

Length of lease: 125 years
Ground Rent: Peppercorn
Maintenance charge: £1600.00 per annum
No holiday let restriction





Council Tax
Band B with Dorset Council

Utility supplies
The property is supplied with mains electricity, water and mains drainage. Gas is not connected

Flood Risk
Very low risk of flooding from rivers sea or surface water

Lift
A lift is available off the stairwell

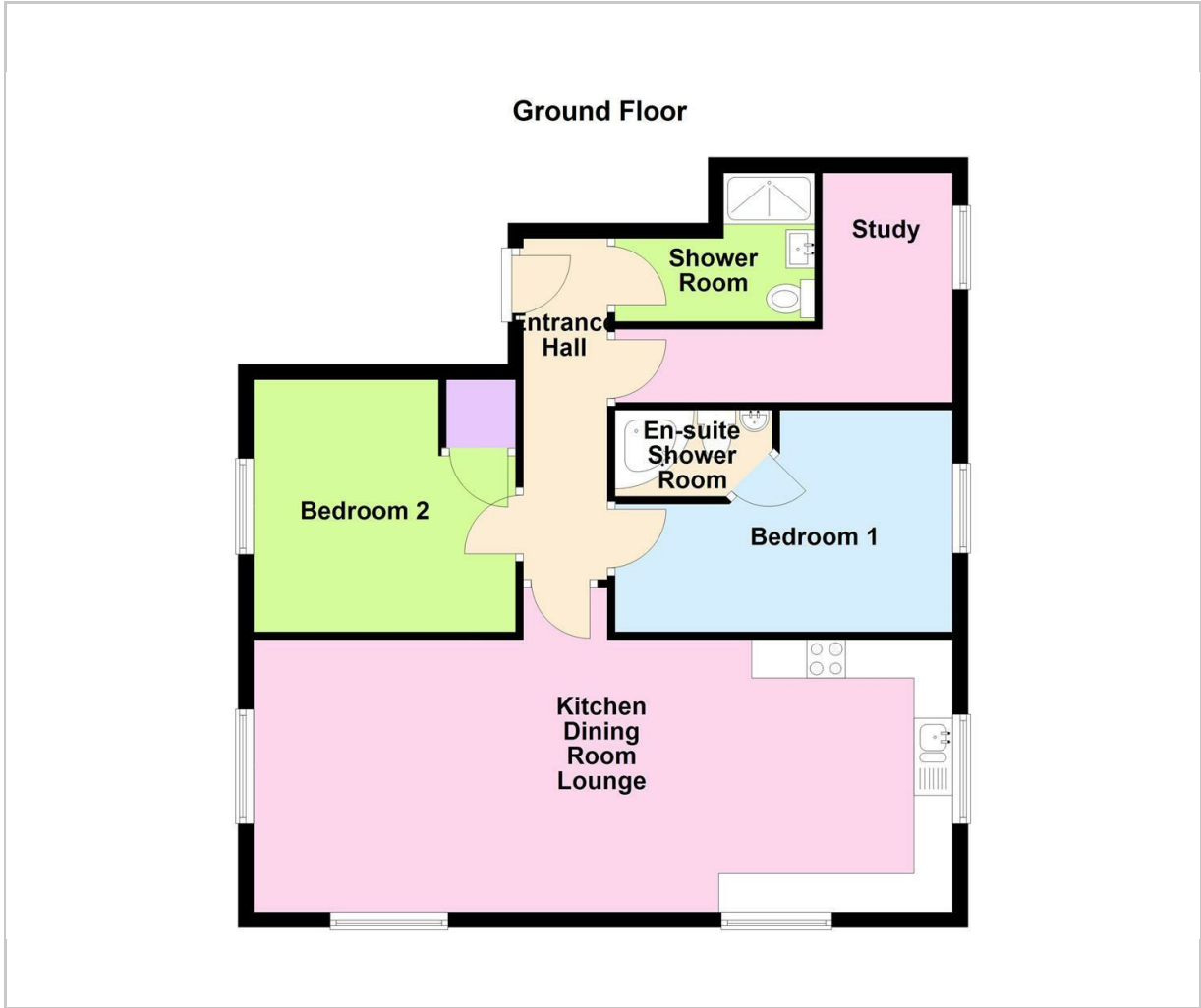
Construction
Traditional cavity construction with rendered elevations under a predominately pitched roof with a flat section on top

Phone and Broadband signal strength and coverage
Vodafone, & O2 signals are strong, EE & 3 are average
TV, Sky & BT are available, Virgin not available
Broadband estimated standard 16 mbps, superfast 80 mbps, ultrafast is not yet available Broadband (estimated speeds)

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

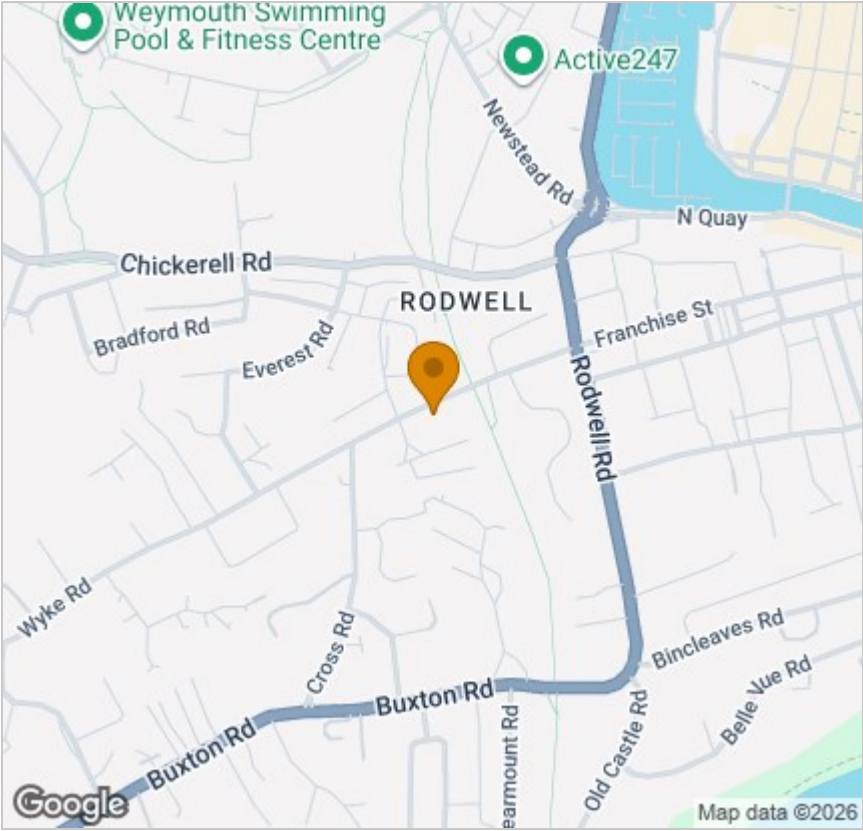


Viewing

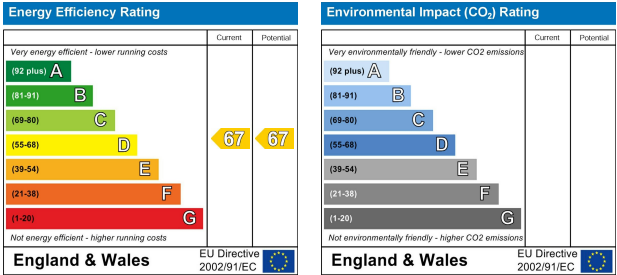
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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