



Holzwickedede Court, Littlemoor, DT3 6FG
Offers In Region Of £139,000 Leasehold

- IDEAL FIRST-TIME BUY OR INVESTMENT
- SPACIOUS 15FT DOUBLE BEDROOM
- GENEROUS OPEN-PLAN LIVING SPACE
- ALLOCATED PARKING
- 999-YEAR LEASE FROM 2008
- PURPOSE-BUILT MODERN DEVELOPMENT
- SECURE COMMUNAL ENTRANCE



A SPACIOUS ONE-BEDROOM APARTMENT WITH ALLOCATED PARKING – IDEAL FIRST-TIME BUY OR INVESTMENT

Situated within the purpose-built Holzwickede Court development, this well-presented one-bedroom apartment offers generous accommodation, allocated parking and a particularly long lease, making it an attractive opportunity for first-time buyers, investors or those looking for a low-maintenance home in Weymouth.

The accommodation is well proportioned, with a particularly impressive 15ft double bedroom and a generous open-plan living area providing plenty of space for both relaxing and dining.

The entrance hall provides access to the main accommodation, including the double bedroom and bathroom, before leading through to the spacious living area.

The lounge area measures approximately 14'6" x 12'9" at its maximum point and provides a comfortable and versatile living space.

Adjoining the lounge is the fitted kitchen area, approximately 9'4" x 8'7", creating a sociable open-plan arrangement while retaining a clearly defined kitchen space.

The double bedroom measures approximately 15' x 8'9", offering excellent proportions for a one-bedroom apartment with ample room for bedroom furniture.

The property also benefits from a bathroom, secure communal entry and allocated parking – a particularly useful feature for buyers looking for convenient, low-maintenance apartment living.

Holzwickede Court is a modern purpose-built development conveniently positioned for local amenities and transport connections, with Weymouth town centre and the wider area's shops, leisure

facilities and coastline within easy reach.

With its generous room sizes, allocated parking, long lease and Council Tax Band A, we believe the property represents an excellent opportunity for a first-time purchaser or investment buyer.

Viewing is recommended to appreciate the space and accommodation on offer.

ENTRANCE HALL

BEDROOM 15' x 8' 9" (4.57m x 2.67m)

BATHROOM

LOUNGE AREA 14' 6" x 12' 9" (4.42m x 3.89m) Max measurement

KITCHEN AREA 9' 4" x 8' 7" (2.84m x 2.62m) Max measurement

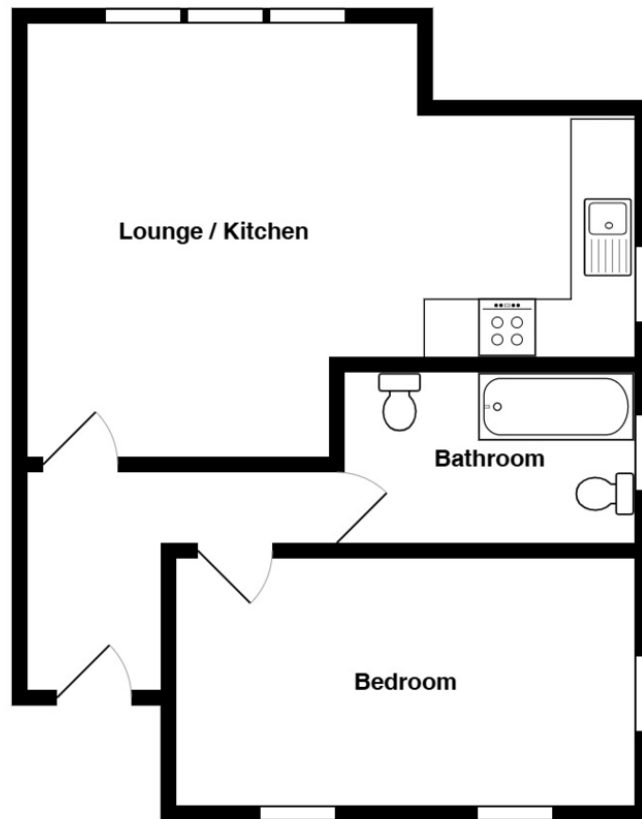


LEASE INFORMATION We have been advised by the vendor that the property is held on a 999-year lease from 19 March 2008.

- Ground Rent: £125 per annum
- Service Charge: £133.80 per calendar month

Prospective purchasers are advised to verify all leasehold information, including lease length, ground rent, and service charges, through their legal representative before proceeding.





All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.