



9 Down Ridge 5 Down Road
Weymouth, DT4 0SB

Asking Price £275,000 Leasehold

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A spacious and well presented two double bedroom second floor apartment located in this desirable position at Rodwell. The property has extensive views towards the Isle of Portland, The Fleet, and out to sea, and has its own private south facing balcony, a fitted kitchen, bathroom and en-suite shower room, double glazed windows, gas central heating with a modern boiler, lift to all floors, a large loft space, a private garage and visitors parking, and communal gardens, being sold with no forward chain.

ENTRANCE HALL

Security entry phone to main front door, coved ceiling, panel radiator, loft hatch with ladder, lighting and boarding, door to walk in storage cupboard, airing cupboard with slatted shelving, sliding door to storage cupboard with hanging rail and cupboards above, door to:

LIVING ROOM

19'1" x 12'1" (5.83m x 3.70m)

Two panel radiators, coved ceiling, telephone point, TV point, box window to rear with distant country views, sliding patio doors leading on to balcony offering lovely views to Chesil beach, Portland harbour, the sea beyond and the Isle of Portland.

KITCHEN

8'2" x 8'2" (2.50m x 2.50m)

Modern fitted with units comprising single drainer one and a half bowl sink unit set into rolled edge work surface with drawers and cupboards below, four ring gas hob with electric oven below, range of wall mounted cupboards, space for fridge/freezer, plumbing for washing machine, modern wall mounted 'Glow.Worm' gas boiler for central heating and hot water, coved ceiling, window to rear giving distant country views

BEDROOM ONE

13'1" x 11'8" (4m x 3.58m)

Double panel radiator, telephone point, built in wardrobes, and coved ceiling, window to front with views to the Isle of Portland, Chesil beach and sea views beyond.

EN-SUITE SHOWER ROOM

White suite comprising a walk in shower cubicle, pedestal wash hand basin and low-level WC, panel radiator, coved ceiling, and window to front.

BEDROOM TWO

10'3" x 8'4" (3.13m x 2.56m)

Panel radiator, coved ceiling, window to rear with distant country views.

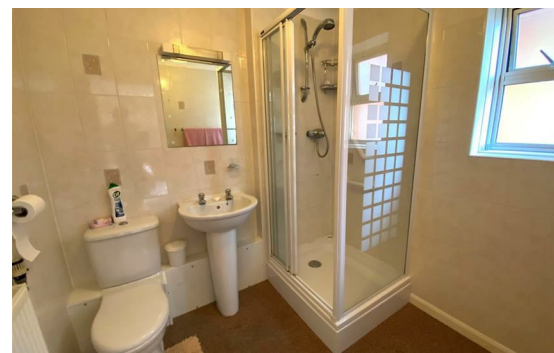
BATHROOM

Fitted with modern white three piece suite comprising paneled bath with mixer and hand shower attachment, pedestal wash hand basin and low-level WC, fully tiled walls, coved ceiling, panel radiator, and window to rear.

OUTSIDE

Down Ridge is set in its own landscaped gardens, with lawn areas, mature shrubs and trees, flower beds and borders, and there is a private balcony with excellent views towards the Isle of Portland, The Fleet and the harbour, single garage with an up and over door, power and light. In addition there is visitors parking.





LEASE

125 Year lease from 1988
Due to pre-existing stipulations in the lease these properties are unable to be let out.

SERVICE CHARGE & GROUND RENT

Service charge and ground rent = £650 per half year approximately.

COUNCIL TAX

Band C

OTHER INFORMATION

Construction
Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard TBC

Superfast TBC

Any Flood Risk?

Rivers & Seas No Risk

Surface Water Very Low

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

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.

