



**Connells**

Compass Point Dorchester Road  
Weymouth



### Property Description

Connells Estate Agents are delighted to bring to the market this two bedroom duplex apartment. This property is part of Compass Point with communal areas with a gym, bike store and locker room. The apartment has characteristic features. On the first floor there are the two bedrooms and family bathroom with stairs down to the open plan living, lounge/diner and kitchen with utility room. Outside is the bin store and allocated parking. Please call to view.

### Accommodation

#### Entrance Hall

Electric heater. Cupboard housing consumer unit. Door to: -

#### Open Plan Living

15' x 23' (4.57m x 7.01m)

Side aspect upvc window. Television and telephone point. Spotlights. Stairs to landing. Two electric heaters.

#### Kitchen

9' 3" x 8' 7" (2.82m x 2.62m)

Fitted kitchen with a range of wall and base units incorporating a one and a half bowl sink drainer with worksurfaces over and electric oven and hob with extractor fan over. Integrated fridge freezer. Brick featured splashback walls. Door to utility room.

#### Utility Room

7' 5" x 5' 8" (2.26m x 1.73m)

Extractor fan. Cupboard housing hot water tank. Washer/dryer. Door to basement area.

#### Landing

Four upvc windows to side. Stairs down to the open plan living.

## Bedroom One

10' 8" x 11' 2" (3.25m x 3.40m)

Rear aspect upvc window. Electric heater. Television point.

## Bedroom Two

9' 6" x 5' 9" (2.90m x 1.75m)

Side aspect upvc window. Electric heater. Television point.

## Bathroom

Suite comprising panel enclosed bath with shower over, wash hand basin with vanity unit and WC. Heated towel rail. Extractor fan. Partly tiled.

## Outside

### Garden

Communal garden.

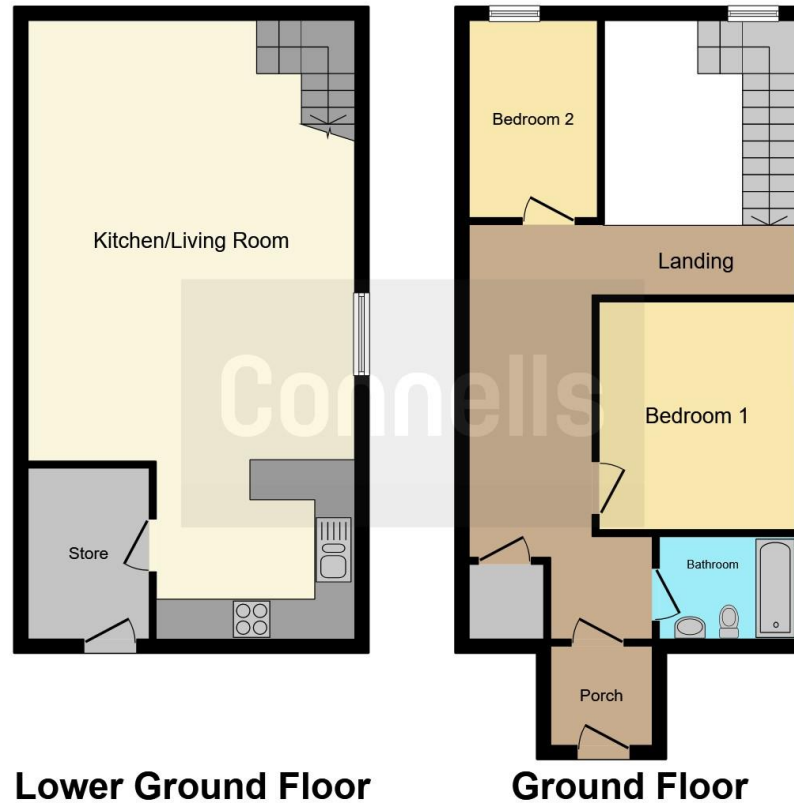
### Parking

Allocated parking space









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01305 770 333**  
**E weymouth@connells.co.uk**

84 St. Thomas Street  
 WEYMOUTH DT4 8EN

**EPC Rating: E**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WEY307868](https://www.connells.co.uk/Property/WEY307868)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: WEY307868 - 0009