



Connells

Compass Point Dorchester Road
WEYMOUTH



Property Description

Compass point was designed and built in 2020 and has been very tastefully remodeled. The building benefits from a bicycle store, storeroom and a communal gymnasium, which can only be accessed by residents of the building. Whilst this apartment is on the first floor there is a lift the block servicing all floors, including the basement level where the gymnasium is located. The property is superbly presented, with the developers ensuring this new modern appearance, has not taken away the character of this 20th century building.

The apartment is situated within the sought after location of Lodmoor in the seaside town of Weymouth. This area has become increasingly popular over the years, with bus routes providing access to the beach and town centre.

Entrance

Accessed via Dorchester Road. Communal Door leading into: -

Communal Hall

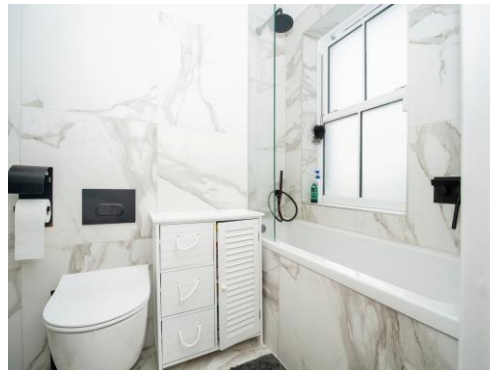
Stairs or serving lift to the first floor.

Entrance Hall

22' 5" x 3' 5" (6.83m x 1.04m)
Storage cupboard housing consumer unit and tank. Coving. Doors leading into: -

The apartment accommodation comprises an entrance hallway with a storage cupboard housing the immersion tank and doors to principal rooms. At the rear is large, open plan, kitchen / living / dining area with three sash windows for plenty of natural light. The kitchen area boasts a range of contemporary eye level and base units with a range of integrated appliances including washing machine, fridge freezer, electric oven, four ring electric hob and extractor hood above.

The apartment further benefits from a large double bedroom with plenty of space for furniture. There is a main bathroom comprising paneled bath with rainfall shower over, wash hand basin and low-level WC which has been impressively designed throughout.



Open Plan Living

13' 3" x 14' 2" (4.04m x 4.32m)

Kitchen Area

Fully fitted modern kitchen with a range of wall and base units with worksurfaces over. Black resin sink and drainer. Integral fridge and freezer. Integral washing machine. Inset induction hob and oven with extractor hood over. Coving.

Living / Dining Area

Side aspect double glazed sash window. Two rear aspect double glazed sash windows. Coving. Skirting. Wooden style flooring. Wall mounted heater. Spot lighting.

Bedroom

12' 7" x 10' 6" (3.84m x 3.20m)

Rear aspect double glazed sash window. Coving. Skirting. Carpeted. Wall mounted heater. Spot lighting. Door leading into: -

Bathroom

9' 5" x 5' 5" (2.87m x 1.65m)

Modern marble design suite comprising panelled bath with rainfall shower over, low level WC and wash hand basin with vanity unit. Rear aspect opaque double glazed sash window. Door providing further access into the entrance hall.

Outside

Communal Bicycle Store

Private Gymnasium

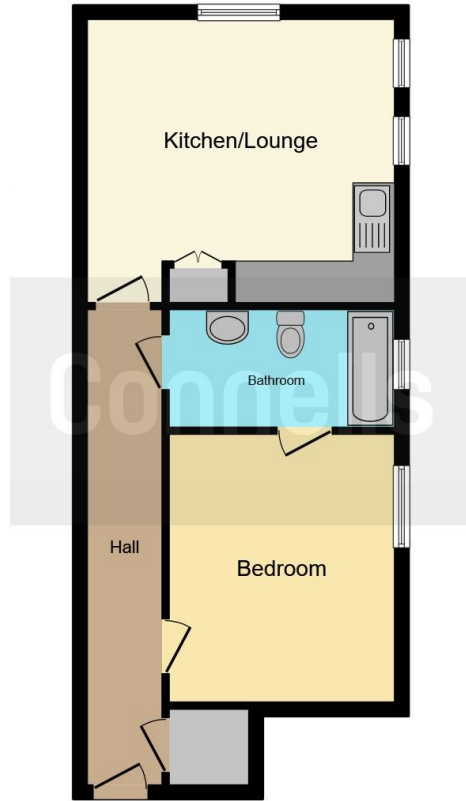
Lease Length & Charges

The vendor informs us there is a 125 year lease which started July 2020 with a service charge of £2,000 PA and the ground rent is £147.50. Pets & Holiday Letting is permitted on the lease.









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

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84 St. Thomas Street
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EPC Rating: D

Tenure: Leasehold

view this property online [connells.co.uk/Property/WEY308088](https://www.connells.co.uk/Property/WEY308088)

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.

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