



**Connells**

Holzwicked Court  
Weymouth





### Property Description

Connells are delighted to offer for sale this spacious, first floor purpose built apartment at Holzwickedede Court.

The entrance leads to a sizeable lounge/diner, which benefits from an abundance of natural light towards the surrounding countryside.

The kitchen is fitted with wall and base units, with a four-ring gas hob, oven, and stainless steel extractor fan. There is ample space and plumbing for white goods.

The property enjoys two bedrooms, the first of which benefits from built-in wardrobes and overlooks the countryside of Bincombe Bumps.

The bathroom boasts a three-piece suite comprised of a low-level WC, pedestal wash hand basin and a paneled shower with a glass shower screen.

Externally, the property offers well-maintained communal gardens, which are mainly laid to lawn and boast an array of attractive plants and shrubs. The property further benefits from private allocated parking, as well as additional spaces for visitors.

The property is situated in the popular location of Preston Downs, with bus routes are close to hand providing access to surrounding areas, including Weymouth's town centre and beach. Weymouth's relief road is within close proximity, allowing easy access to Dorchester and beyond. Upwey's nearby train station offers direct services to London and Bristol, respectively.

### Entrance

Stairs rise to the first floor. Door into: -

### Entrance Porch

Door leading into: -

### Living Room

12' 7" x 20' 2" max (3.84m x 6.15m max)  
Double glazed full length window to the rear aspect which enjoys views. Security intercom entrance system. Radiator. Thermostat. Telephone point. Television point. Coving. Skirt boarding.



## Kitchen

8' 4" x 8' (2.54m x 2.44m)

Front aspect double glazed window overlooking communal grounds. Fully fitted kitchen comprising wall and base units with square edge work surfaces over. Inset one and a half bowl sink unit. Built in oven. Inset gas hob with extractor hood over. Space for an upright fridge freezer. Space and plumbing for a washing machine. Tiling. Down lighting. Coving. Wall mounted boiler.

## Bedroom One

11' 8" x 12' 7" (3.56m x 3.84m)

Rear aspect double window which enjoys views over the surrounding countryside. Double fitted wardrobe. Coving. Radiator.

## Bedroom Two

13' 2" x 7' 9" (4.01m x 2.36m)

Front aspect double window. Double fitted wardrobe. Coving. Radiator.

## Shower Room

Modern suite comprising paneled shower with glass screen, close coupled WC. Wall mounted wash hand basin with vanity unit. Extractor fan. Heated towel rail. Coving. Front aspect double glazed opaque window.

## Outside

### Communal Garden

Communal gardens with the use of a drying area and bike shed.

### Parking

There is one allocated parking space.

## Lease & Maintenance Charges

We are informed by the owner that the maintenance charge for the flat is currently £97.83 PCM which includes building insurance, external window cleaning, grounds and garden maintenance and regular cleaning of common areas. The yearly ground rent is £159. The lease is 999 which commenced 2009.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: B**

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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