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**Connells**

Rockhampton Close  
Weymouth



### Property Description

Connells Estate Agents are pleased to bring to the market this immaculately presented two bedroom first floor flat which is located close to local amenities, supermarket, local schools and short drive to Weymouth Town Centre.

The property has countryside views and comprises of lounge, kitchen and bathroom.

Outside there are communal gardens. An ideal first time buyer or investment property. Please call to view to avoid disappointment.

### Hallway

Door to hallway. Heated airing cupboard

### Lounge

12' 4" x 14' 8" (3.76m x 4.47m)

Front aspect upvc window overlooking countryside views. Wall mounted radiator. Coving. Television point.

### Kitchen

11' 4" x 8' 3" (3.45m x 2.51m)

Fitted kitchen with a range of wall and base units incorporating a stainless steel sink drainer with worksurfaces over. Space for cooker with cooker hood over. Space for dishwasher, washing machine and fridge freezer. Combi boiler. Side aspect upvc window. Wall mounted radiator.

### Accommodation

#### Entrance

Door to stairway and first landing and door leading to: -



### **Bedroom One**

12' x 11' 7" (3.66m x 3.53m)

Front aspect upvc window. Wall mounted radiator. Coving

### **Bedroom Two**

8' 5" x 8' 7" (2.57m x 2.62m)

Side aspect upvc window. Wall mounted radiator. Coving

### **Bathroom**

Rear aspect upvc window. Suite comprising panel enclosed bath with shower over, WC and wash hand basin. Coving.

### **Outside**

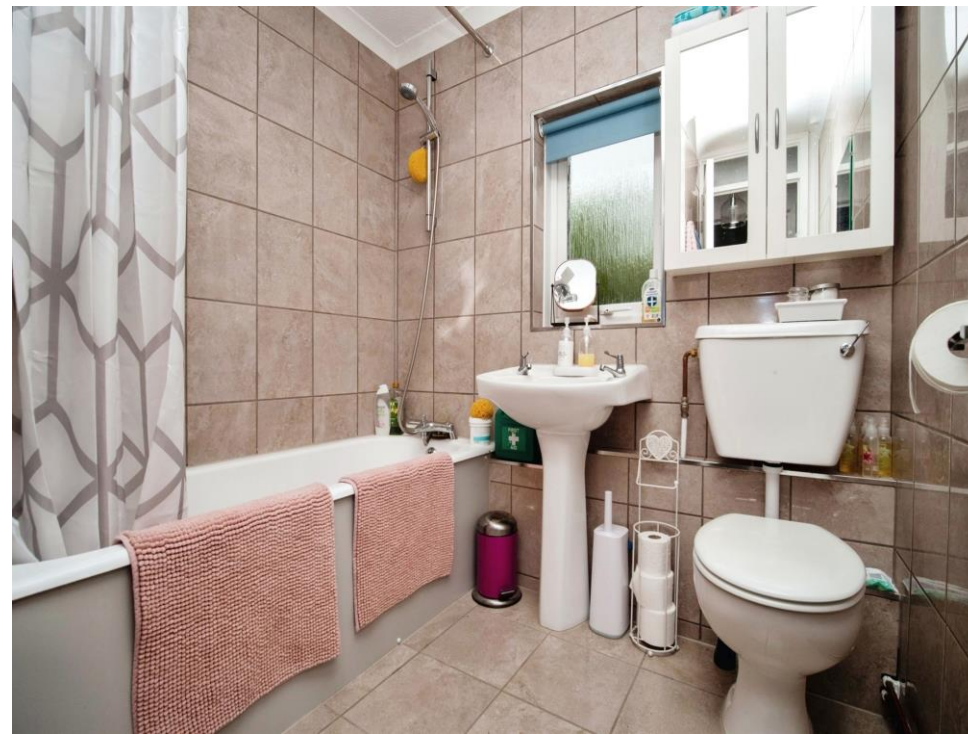
#### **Front Garden**

Communal garden and pathway. Locked shed and a communal clothes line area.

### **Lease And Maintenance**

The vendor informs us there is a 125 year lease which started 21 May 2001, with ground rent of £10 yearly and a service charge of £548 per 6 months.









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)

To view this property please contact Connells on

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**E [weymouth@connells.co.uk](mailto:weymouth@connells.co.uk)**

84 St. Thomas Street  
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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WEY308282](http://connells.co.uk/Property/WEY308282)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 May 2001. 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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