



**Connells**

Spinnaker View Weston Road  
Weymouth



## Property Description

The block of apartments comprises of 30 flats with a secure security system requiring a fob, cell phone network intercom and lift access to all floors. The block offers secure underground parking with access to a communal garden, gym, and sauna.

The spacious apartment offers a large lounge/dining room, kitchen, two double bedrooms, bathroom, third bedroom, master en-suite & cloakroom.

The lounge/dining room offers ample space for lounge furnishings and a great space to enjoy dining and family entertainment whilst offering views across the harbour and access onto a front balcony. The kitchen, fitted with a range of units offers built in appliances such as a fridge/freezer, dishwasher, oven & microwave whilst leaving space for further appliances.

Bedrooms one and two are both generous sized doubles with built in storage, whilst bedroom one has an en-suite comprising shower cubicle, wash hand basin & WC.

The third bedroom is located via a separate door with a cloakroom.

To finish the accommodation is the bathroom, offering bath with shower attachment, wash hand basin & WC.

## Entrance

Communal entrance leading with lift or stair access to first floor. Own front door leading to.

## Hallway

Room features; power points, wall mounted radiator, thermostat, doors to all rooms, two cupboards and one with newly fitted boiler.

## Lounge/ Dining Room

23' 5" x 25' 5" (7.14m x 7.75m)

Double doors from hallway, three wall mounted radiators, power points, down lighting, large double glazed windows with exceptional views overlooking harbour, double glazed French door leading to the private balcony.

## Kitchen

12' 6" x 8' 1" (3.81m x 2.46m)

Side aspect, double glazed window overlooking courtyard. Kitchen suite fitted with a range of base and eye level units with work surface over, four ring gas hob with extractor fan, eye level oven microwave with grill, integrated fridge freezer, space for washing machine. Stainless steel sink with 1 1/2 bowl and mixer tap, dishwasher and radiator, TV point.



### Bedroom One

9' 8" x 17' (2.95m x 5.18m)

Rear aspect room with dual double glazed windows, wall mounted radiator, power points, TV points and door to ensuite.

### En Suite

Ensuite room fitted with low-level WC, wash hand basin, shower cubicle, wall mounted radiator, obscured double glazed window.

### Bedroom Two

11' 7" x 7' 5" (3.53m x 2.26m)

Rear aspect room with double glazed window, power points, TV point, wall mounted radiator.

### Bathroom

Bathroom suite fitted with tile enclosed bath with shower overhead, low-level WC, wash hand basin, heated towel, partially tiled and obscured double glazed window.

### Bedroom Three

10' 9" x 8' 2" (3.28m x 2.49m)

Wooden style flooring. Storage cupboards. Door leading into: -

### Cloakroom

Suite comprising low level WC and wash hand basin. Continuation of wooden style flooring.

### Garage

8' 5" x 15' 8" (2.57m x 4.78m)

### Parking

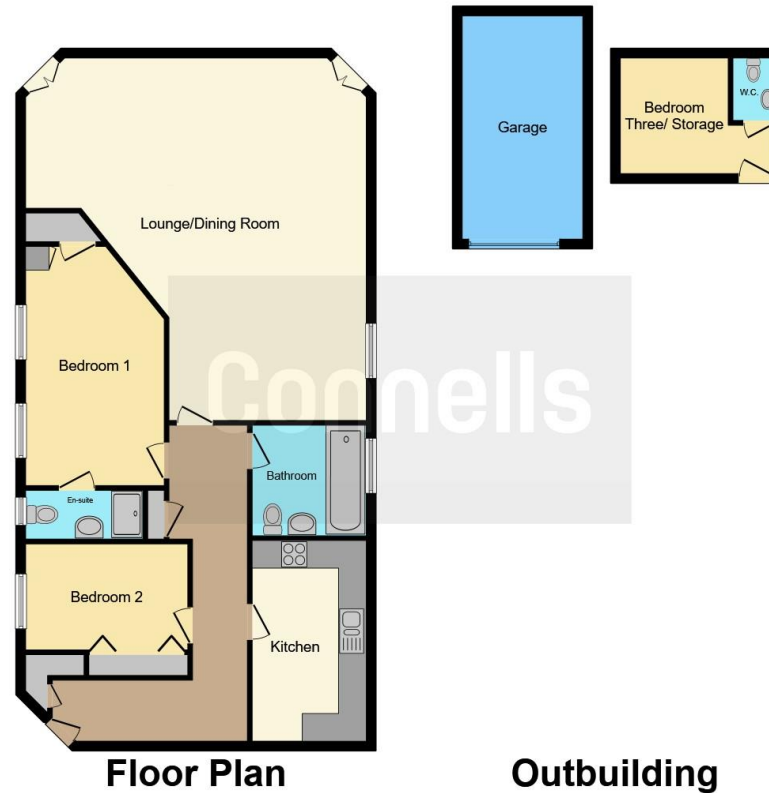
### Lease Length & Charges

The vendor informs us that the apartment has 1/17th share of freehold with a 999 year lease. The annual service charges are £159.40 paid monthly, there are no holiday lettings permitted however pets may be allowed upon request.









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

**T 01305 770 333**  
**E [weymouth@connells.co.uk](mailto:weymouth@connells.co.uk)**

84 St. Thomas Street  
 WEYMOUTH DT4 8EN

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WEY308354](http://connells.co.uk/Property/WEY308354)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. 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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WEY308354 - 0013