



**Connells**

Wellington Court  
Weymouth



### Property Description

35 Wellington Court is a rather charming two bedroom listed apartment situated in the prestigious location of Brewers Quay, a short stroll to Weymouth Marina with direct access to the town centre. The property boasts dual aspect, open plan living to allow for light and airy accommodation. The fitted kitchen offers a variety of wall and base units with open access into the lounge/dining room, perfect for hosting family and friends. The property offers two bedrooms with pleasant views over the grounds & towards Weymouth Bay, along with a bathroom. The property benefits from communal gardens, along with an allocated parking space and communal bike store to enjoy.

### Accommodation

#### Entrance Hall

Doors to both bedrooms, the bathroom, and the open plan lounge, kitchen and dining room.

#### Open Plan Living

15' 5" max x 17' 2" max (4.70m max x 5.23m max)  
Lounge / Diner

Single glazed window to the front and side,

#### Kitchen Area

Fitted kitchen with a range of wall and base units incorporating a sink drainer with worksurfaces over, built in oven and hob with cooker hood over and space for washing machine and fridge freezer.



Situated close to the amenities the property offers an open plan lounge/dining room/kitchen, two bedrooms and a bathroom. The property benefits from an allocated parking space, communal bike store and gardens.

### **Bedroom One**

11' 8" x 13' 9" (3.56m x 4.19m)

Two windows to side, built in wardrobe and storage cupboard.

### **Bedroom Two**

8' 1" x 12' 2" (2.46m x 3.71m)

Window to side.

### **Bathroom**

Suite comprising panel enclosed bath with shower over and mixer taps, WC and wash hand basin, extractor fan and fully tiled.

### **Outside**

#### **Communal Gardens**

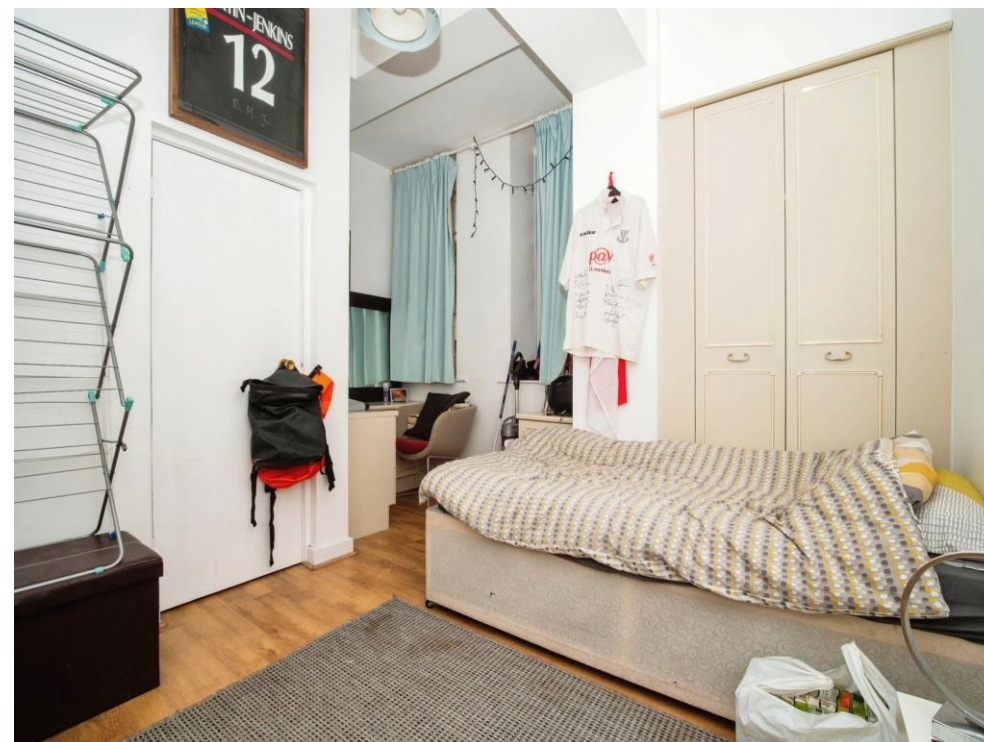
Access to the communal gardens

#### **Allocated Parking**

Allocated parking for one car.

### **Lease & Maintenance Charges:**

The vendor informs us there is a 199 year lease which commenced 1984. The annual service charge for 35 Wellington Court is £2088 per annum.





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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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WEY308510](http://connells.co.uk/Property/WEY308510)**

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.



Tenure: Leasehold



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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