



Connells

Compass South Rodwell Road
Weymouth



Property Description

Connells Estate Agents are pleased to bring to the market this TWO BEDROOM SECOND FLOOR PURPOSE BUILT apartment situated in RODWELL. The property is located within walking distance of the inner HARBOUR & BREWERS QUAY. With accommodation comprising two bedrooms, EN SUITE, LOUNGE DINER, bathroom, PRIVATE BALCONY which enjoys SEA VIEWS and kitchen. Outside the property there is a PRIVATE GARAGE and COMMUNAL GARDENS.

Entrance

Glazed door. Front aspect window. Cupboard housing consumer unit and gas meter. Carpeted. Skirt boarding. Coving

Entrance Porch

Glazed wooden door and front aspect window. Cupboard with consumer unit and gas meter. Carpeted. Skirt boarding. Coving. Lighting.

Entrance Hall

Radiator. Coving. Skirt boarding. Thermostat. Storage cupboard. Loft access. Airing cupboard housing water cylinder. Electric points.

Cloakroom

Front aspect window. Suite comprising WC and wash hand basin. Coving. Skirt boarding. Carpeted.

Kitchen

9' 3" max x 9' 2" max (2.82m max x 2.79m max)
Fitted kitchen with range of wall and base units incorporating an inset one and a half bowl stainless sink drainer unit with roll edged worksurfaces over, space for fridge freezer, gas cooker and space and plumbing for dishwasher. Tiling. Front aspect double glazed window.

Lounge / Dining Room

L Shaped Room
20.5 max x 21.1 max

Rear aspect double glazed window which enjoys southerly aspect views over Newtons Cove. Coving. Skirt boarding. Carpeted. Television point. Electrical points. Feature fire with tiled surround. Wooden glazed door into the private balcony.

Private Balcony

Rear aspect glazed sliding windows which enjoys southerly aspect views towards Newtons Cove.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Bedroom One

12' 5" max x 14' 10" (3.78m max x 4.52m)

Rear aspect double glazed window which enjoys south facing aspect and sea views over Newtons Cove. Skirt boarding. Coving. Electrical points.

Bedroom Two

9' 9" x 10' 7" (2.97m x 3.23m)

Front aspect double glazed window. Coving. Skirt boarding. Carpeted. Wall mounted radiator. Electrical points

Bathroom

Front aspect double glazed window. Suite comprising low level WC and wash hand basin. Skirt boarding. Coving, Carpeted. Chrome effect heated towel rail. Electric water heater. Tiling

Outside

Communal Gardens

Garage

Up and over door

Lease Length and Charges

The vendor informs us that the lease is 999 years from 1968 service charge is 2 x 6 monthly payments of £669.16.









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

To view this property please contact Connells on

T 01305 770 333
E weymouth@connells.co.uk

84 St. Thomas Street
WEYMOUTH DT4 8EN

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WEY308669

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.



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.

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