



**Connells**

Harbour Reach Stavordale Road  
Weymouth



# Harbour Reach Stavordale Road Weymouth DT4 0AB

for sale offers over  
**£190,000**



## Property Description

A BEAUTIFULLY PRESENTED purpose built two bedroom apartment within a STONES THROW from PICTURESQUE HARBOUR, town centre and all main amenities.

Accommodation comprises open plan lounge/dining/kitchen zone, two bedrooms and bathroom. Outside there is a communal garden and one allocated parking space. The property would be an ideal holiday home or continued HOLIDAY LET due to the locality and proximity to amenities.

## Open Plan Living

28' 5" max x 12' 5" (8.66m max x 3.78m)

## Lounge

Continuation of wooden style flooring. Skirt boarding. Wall mounted radiator. Inset spot lighting. Side aspect velux window which enjoys a Southerly aspect. Brushed chrome electrical points. Television point.

## Entrance

## Communal Entrance Hallway

Stairs rise to the second floor. Door leading into: -

## Entrance Hallway

Wooden style flooring. Skirt boarding. Wall mounted radiator. Loft access. Spot lighting. Meter cupboard with limited storage. Brushed chrome electrical points. Intercom system. Door leading into: -

## Kitchen Area

Fully fitted kitchen with a range of wall and base units with worksurface over. Inset stainless steel sink and drainer unit. Fitted oven and four ring gas hob with cooker hood over. Dishwasher. Integral washing machine/dryer. Integral fridge and freezer. Tiling. Brushed chrome electrical points. Two front aspect sash windows. Continuation of wooden style flooring. Skirt boarding.



## Bedroom One

9' 8" x 13' 1" max (2.95m x 3.99m max)

Rear aspect sash window which enjoys a Westerly aspect. Side aspect Velux window which enjoys a Southerly aspect. Wall mounted radiator. Skirt boarding. Carpeted. Brushed chrome electrical points. Brushed chrome Television point.

## Bedroom Two

10' 4" x 14' 6" (3.15m x 4.42m)

Side aspect Velux window which enjoys a Southerly aspect. Wall mounted radiator. Skirt boarding. Carpeted. Brushed chrome electrical points.

## Bathroom

Modern suite comprising panelled bath with shower attachment over, low level WC and vanity wash hand basin. Vertical wall mounted radiator. Tiled flooring. Shaver point.

## Outside

### Allocated Parking

### Visitor Parking

## Lease Length & Charges

The vendor informs us that the property has a 125 year lease which commenced in 2008 and that there are no lettings restrictions. The service charge is estimated at £1500 per annum which includes buildings insurance. Ground Rent is £200 PA. No pets are allowed.















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

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.



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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