



**Connells**

Compass South Rodwell Road  
Weymouth



# Compass South Rodwell Road Weymouth DT4 8QT

for sale  
**£220,000**



## 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

Door leading into: -

### Communal Entrance

Stairs rise to second floor.

### Entrance Porch

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

### Entrance Hall

Glazed wooden door. Skirt boarding. Coving. Loft access. Airing cupboard housing water cylinder. Wall mounted radiator. Additional cupboard housing tumble dryer. Intercom system. Door into: -

### Lounge / Dining Room

22' 6" narrowing to x 19' 5" max (6.86m narrowing to x 5.92m)

L Shaped Room

Rear south facing double glazed window which enjoys sea views over Newtons Cove. Carpeted. Coving. Skirt boarding. Two radiators. Wall lighting. Feature gas fire with Purbeck stone surround. Wooden style flooring in dining area. Wooden glazed door providing access to private balcony.

### Private Balcony

6' 1" x 13' 9" (1.85m x 4.19m)

Rear aspect glazed side windows which enjoy southerly aspect with views over Newtons Cove. Carpeted.

### Kitchen

9' 5" x 9' (2.87m x 2.74m)

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 slimline dishwasher and washing machine. Tiling. Front aspect double glazed window. Wooden style flooring. Wall mounted radiator.



### Bedroom One

10' 8" x 9' 9" (3.25m x 2.97m)

Front aspect double glazed window. Radiator. Carpeted. Coving. Skirt boarding. Electrical points. Wooden door to en suite

### Bedroom Two

12' 1" x 19' 1" (3.68m x 5.82m)

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

### Shower Room

Tiled shower room. Wash hand basin. Extractor fan. Carpeted.

### Bathroom

Two front aspect double glazed opaque window. Suite comprising panel enclosed bath with mixer taps over, low level WC and wash hand basin. Chrome heated towel rail. Coving. Electric wall heater.

## 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](http://www.focalagent.com)

To view this property please contact Connells on

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

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WEY308907](http://connells.co.uk/Property/WEY308907)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Mar 1968. 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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