



**Connells**

Compass Point Dorchester Road  
Weymouth



### Property Description

Compass point was designed and built in 2020 and has been very tastefully remodeled.

The building benefits from a bicycle store, storeroom and a communal gymnasium, which can only be accessed by residents of the building. Whilst this apartment is on the ground floor there is a lift the block servicing all floors, including the basement level where the gymnasium is located. The property is superbly presented, with the developers ensuring this new modern appearance, has not taken away the character of this 20th century building.

The apartment accommodation comprises an entrance hallway with a storage cupboard housing the immersion tank and doors to principal rooms. At the rear is large, open plan, kitchen / living / dining area with three sash windows for plenty of natural light. The kitchen area boasts a range of contemporary eye level and base units with a range of integrated appliances including washing machine, fridge freezer, electric oven, four ring electric hob and extractor hood above.

The apartment further benefits from two bedrooms. There is a main bathroom comprising paneled bath with rainfall shower over, wash hand basin and low-level WC which has been impressively designed throughout. There is allocated parking.

The apartment is situated within the sought after location of Lodmoor in the seaside town of Weymouth. This area has become increasingly popular over the years, with bus routes providing access to the beach and town centre.

### Communal Entrance

Double glazed security door with intercom system leading to:

### Communal Hallway

Tiled flooring throughout, door leading to apartment entrance which is located on the ground floor.

### Entrance

Wooden door leading to

### Hallway

Intercom system, power points, spot lights, storage cupboard, doors leading to:

## **Open Plan Living**

17' 4" x 17' 5" ( 5.28m x 5.31m )

## **Kitchen / Lounge**

17' 4" x 17' 5" ( 5.28m x 5.31m )

Open plan kitchen/Lounge with rear aspect double glazed window, power points, electric heater. Kitchen area. Range of eye and base level units with work surfaces over, integral fridge/freezer, integral washer dryer, 4 ring electric hob with oven underneath and extractor fan overhead, spot lights, sink with drainer. Part tiled.



## **Bedroom One**

11' 11" x 9' 6" ( 3.63m x 2.90m )

Rear aspect double glazed window, power points, electric heater, build in wardrobe with glass sliding doors, spot lights. Bedroom currently occupies a Super-King bed, showing the space in the bedroom for all bed sizes!

## **Bedroom Two**

11' 10" x 7' 9" ( 3.61m x 2.36m )

Rear aspect double glazed window, power points, electric heater, spot lights.

## **Bathroom**

Rear aspect double glazed obscured window, the suite comprises of panel enclosed bath with shower overhead, low level WC, hand wash basin.

## **Outside**

## **Communal Bicycle Store**

## **Private Gymnasium**

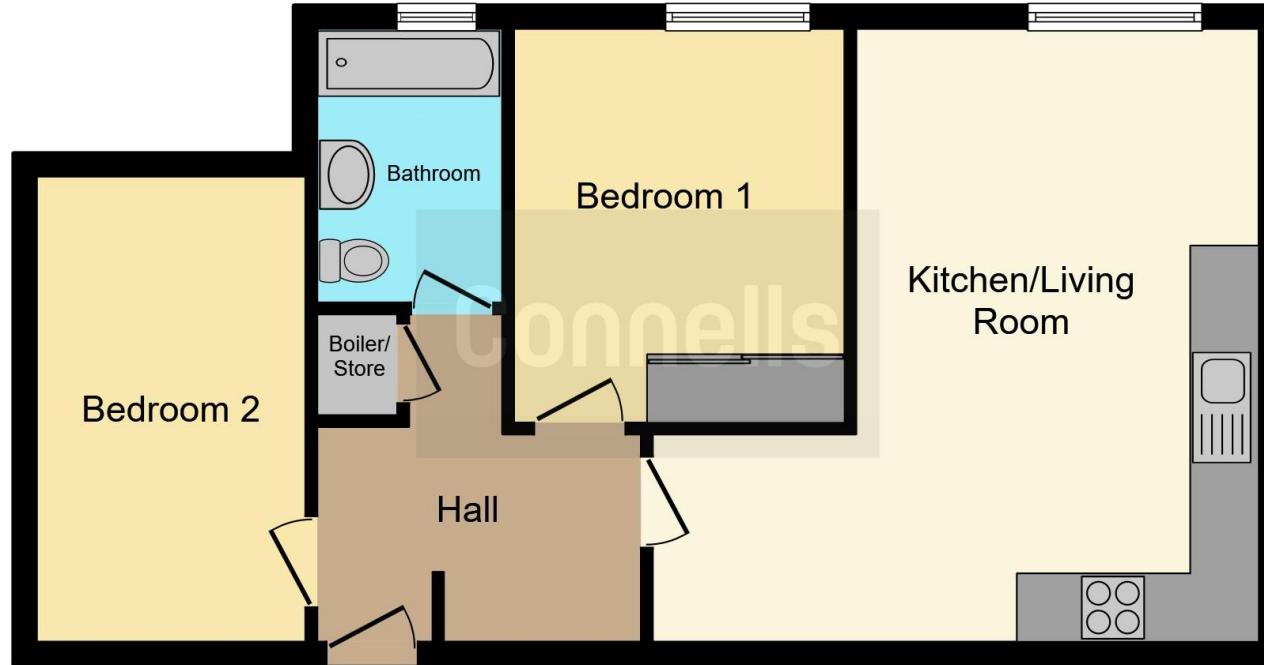
## **Lease Length & Charges**

The vendor informs us there is a 125 year lease which started July 2020 with a service charge of £1463.16 PA and the ground rent is £177.50. Pets & Holiday Letting is permitted on the lease.









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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**E [weymouth@connells.co.uk](mailto:weymouth@connells.co.uk)**

84 St. Thomas Street  
WEYMOUTH DT4 8EN

EPC Rating: E    Council Tax  
Band: B

Service Charge:  
1463.16

Ground Rent:  
177.50

Tenure: Leasehold

**[view this property online \[connells.co.uk/Property/WEY309176\]\(http://viewthispropertyonline.connells.co.uk/Property/WEY309176\)](http://viewthispropertyonline.connells.co.uk/Property/WEY309176)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2020. 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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