



**Connells**

Coburg Place  
Coburg Place  
Weymouth



## Property Description

BRAND NEW APARTMENT CONVERSION,  
OFFERED WITH 125 YRS LEASE.

A spacious two-bedroom, two-bathroom apartment in the desirable Coburg Place development, located off the High Street in Weymouth. The property is within walking distance of award-winning beaches and local amenities, making it a prime opportunity for coastal living or investment. This apartment benefits from lift and stair access and offers a modern and practical layout across its thoughtfully designed space.

## Overview

### Entrance Hallway:

The apartment features a carpeted internal hallway that creates a warm and welcoming entry. It is equipped with an intercom system for security and convenience, as well as a housed wall-mounted consumer unit for electrical controls.

### Bathrooms:

The two bathrooms are fitted with a sleek modern white suites, including:

- o A corner shower unit with stylish and practical fittings.
- o A low-level WC.
- o A vanity storage hand basin, combining elegance and functionality.
- o A wall-mounted heated towel rail for added comfort.

The flooring is finished with a wood-effect style, creating a clean, contemporary feel.

## Kitchen

The kitchen is thoughtfully designed with a modern Chelford shaker-style finish and practical features, including:

- o A range of wall and base units with rolled edge laminate work surfaces.
- o A single-bowl inset composite black kitchen sink, offering durability and style.
- o Integrated Lamona electric oven and induction hob, with a stainless steel hood for ventilation.
- o Space and plumbing for a washing machine and space for a fridge-freezer.
- o Wood-effect laminate flooring, tying the space together with a sleek finish.
- o A side-aspect sash window, providing plenty of natural light and ventilation.

## Living Room

The separate living room is an inviting space, ideal for relaxing or entertaining. Key features include:

- o Two rear-aspect sash windows, ensuring the room is bright and airy.
- o Carpeted flooring, offering comfort and warmth.
- o A wall-mounted electric heater, creating a cozy environment during cooler months.

## Bedrooms

This apartment boasts two double bedrooms, each offering ample space and comfort:

- o Featuring rear-aspect sash windows, flooding the room with natural light.
- o Carpeted flooring, ensuring warmth and coziness.
- o Includes a wall-mounted electric heater for year-round comfort.

### Location

Coburg Place's prime location offers easy access to Weymouth's High Street, providing a variety of shops, cafes, and essential services. Its close proximity to award-winning beaches enhances its appeal for those seeking a coastal lifestyle.

### Suitability

This apartment is perfect for first-time buyers, small families, or buy-to-let investors seeking a property with excellent rental potential.

### Measurements

Entrance : Door leading into:-

Hallway : Carpeted. Skirt boarding. Intercom system. Electrical points. Door leading into:-

Bathroom (7,4 x 7,2) : Modern fitted suite comprising shower unit, low level WC and vanity wash hand basin. Heated towel rail. Extractor fan. Skirt boarding. Herringbone wooden style flooring

Bedroom One (14,2 x 11,2) : Two rear aspect double glazed sash windows. Carpeted. Skirt boarding. Wall mounted electrical heater. Electrical points.

En Suite (5,9 x 4,7) Bathroom (7,4 x 7,2) : Modern fitted suite comprising shower unit, low level WC and vanity wash hand basin. Heated towel rail. Extractor fan. Skirt boarding. Herringbone wooden style flooring.

Bedroom Two ( 14,1 x 7,00 ) : Rear aspect double glazed sash window. Carpeted. Skirt boarding. Wall mounted electrical heater. Electrical points.

Kitchen (12,6 x 6,9) : Fully fitted Howdens Chelford shaker kitchen with a range of wall and base units, with roll edge worksurfaces over. Howdens single bowl reversible inset composite black kitchen sink.

Lamona electric oven and Lamona induction hob with stainless steel hood over. Space and plumbing for a washing machine. Space for a fridge freezer.

Skirt boarding. Wooden style flooring. Electrical points. Side aspect double glazed sash window.

Living Room ( 15,8 x 12,5 ) : Two rear aspect double glazed sash windows. Carpeted. Skirt boarding. Wall mounted electrical heater. Electrical points.

### Key Features

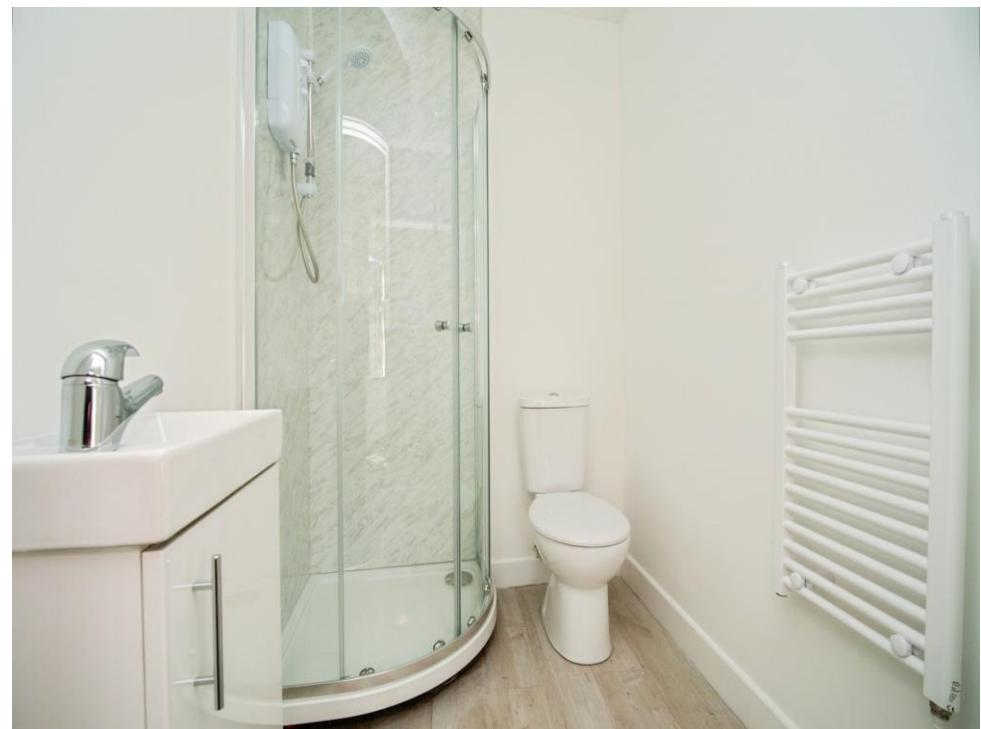
- o WITHIN CLOSE WALKING DISTANCE TO AWARD WINNING BEACHES
- o TOWN CENTRE LOCATION CONVENIENTLY CLOSE TO SHOPS AND RESTAURANTS
- o ACCESSIBLE LIVING, WITH BOTH STAIRS AND LIFT ACCESS TO ALL UPPER FLOORS
- o BRAND NEW APARTMENT CONVERSIONS TO SUIT ALL BUDGETS OFFERED WITH 125 YRS LEASE
  - o MODERN FITTED KITCHENS AND BATHROOMS
  - o FLOORING FITTED THROUGHOUT
  - o INTERCOM MAIN ENTRANCE SYSTEM

### Lease Length & Charges

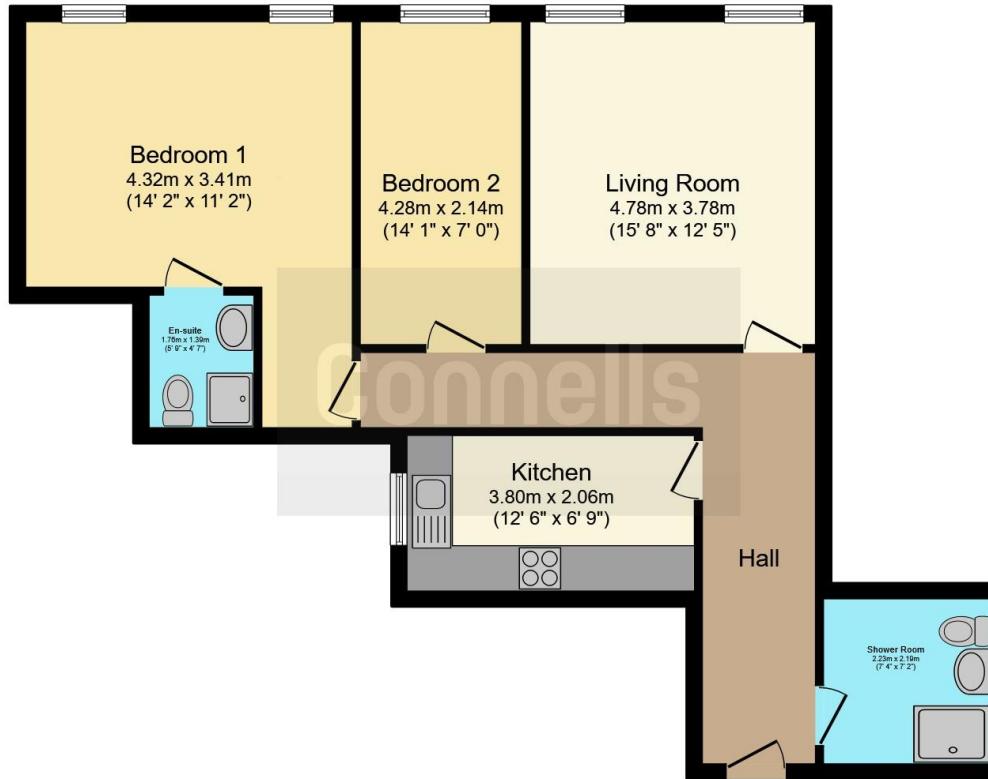
The vendor informs us; 125 year Lease from 2025, Service Charge is £480.65 PA & Building Insurance is £344.81 PA.

(We recommend details are verified by your solicitor before incurring any additional costs.)









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: D

Service Charge: 480.65  
Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WEY309293](http://connells.co.uk/Property/WEY309293)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 May 2025. 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.

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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