



Connells

Coburg Place
Coburg Place
Weymouth



Property Description

BRAND NEW APARTMENT CONVERSION,
OFFERED WITH 125 YRS LEASE.

Situated just off the main high street in Weymouth and a short stroll from award-winning beaches, Coburg Place offers the perfect blend of convenience and coastal charm. This one-bedroom, one-bathroom apartment (Plot 14) is part of a unique development spread over four floors, with each apartment boasting its own individual shape and size. An opportunity to enjoy some period features, with a Modern finish!

Brief overview:

- o Open-Plan Living: The kitchen-diner features a cream shaker-style design with brushed chrome handles, wood-effect LVT flooring, and a stainless steel hob splashback. Appliances include a low-level fan-assisted oven, electric hob, and a chimney-style extractor hood.
- o Comfortable Interiors: The lounge and bedroom are fitted with soft grey carpets, creating a cozy, inviting atmosphere.
- o Modern Bathroom: The bathroom includes a glass-enclosed shower cubicle, wall-mounted towel rail, vanity sink with storage, and WC.
- o Additional Features: A grey-carpeted internal hall includes a handy storage cupboard.
- o Accessibility: The property is accessible via stairs or a shared communal lift.

This property is perfectly placed to enjoy local amenities, Weymouth's stunning beaches, the pier, entertainment options, and boutique shops.

Entrance

Door leading into: -

Hallway

Carpeted. Skirt boarding. Intercom system. Wall mounted consumer unit. Electrical points. Door leading into: -

Bathroom

7' 7" x 5' 8" (2.31m x 1.73m)

Modern fitted suite comprising shower unit, low level WC and vanity wash hand basin. Heated towel rail. Extractor fan. Skirt boarding. Wooden style flooring.

Bedroom

18' 10" x 6' 7" (5.74m x 2.01m)

Two front aspect double glazed sash windows. Carpeted. Skirt boarding. Wall mounted electrical heater. Electrical points.

Open Plan Living

11' 10" x 18' 5" (3.61m x 5.61m)

Kitchen Area

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.

Living Area

Two front aspect double glazed sash windows. Carpeted. Skirt boarding. Wall mounted electrical heater. Electrical points.

Suitability

This apartment is ideal for first time buyers, who will appreciate its modern design and central location, or buy-to-let investors, with its strong rental potential given the desirable location.

Location

Situated in an enviable location, Coburg Place is just a short walk from Weymouth's vibrant High Street, offering a range of shops, cafes, and amenities. The property's proximity to award-winning beaches adds a unique appeal for those seeking a coastal lifestyle.

Key Features

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

Lease Length & Charges

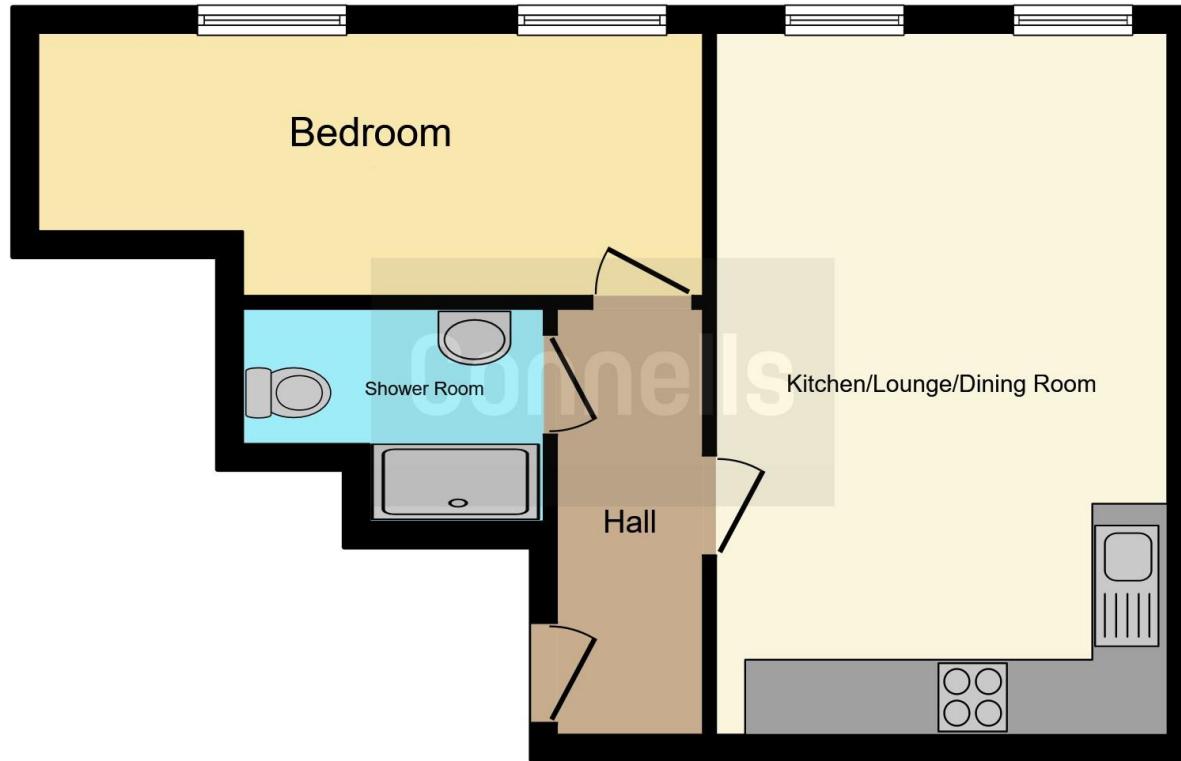
The vendor informs us; 125 year Lease from 2025, Service Charge is £237.05 PA & Building Insurance is £170.06 PA.

(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

To view this property please contact Connells on

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84 St. Thomas Street
WEYMOUTH DT4 8EN

EPC Rating: C

Service Charge: 237.05
Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WEY309294

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.

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