



Connells

Coburg Place Coburg Place
Weymouth



Property Description

BRAND NEW APARTMENT CONVERSION,
OFFERED WITH A 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 two-bedroom, one-bathroom apartment on the first floor and part of a unique development spread over four floors, with each apartment boasting its own individual shape and size. All apartments benefit from lift and stairs access, an opportunity to enjoy some period features, with a Modern finish!

Brief overview:

- o Open-Plan Living: The kitchen-diner features an Ivory 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.

Overview

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

- o Featuring side-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.

Open Plan Living Area

Open plan inviting space, ideal for relaxing or entertaining. Key features include:

- o Three 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.

Open Plan Kitchen

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

- o A range of wall and base units with roll edge dark oak 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 rear aspect sash window, providing plenty of natural light and ventilation.

Bedrooms

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

- o Featuring side-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.

Bathroom

Spacious bathroom offering plentiful space for additional storage comprising single freestanding shower cubicle, vanity sink, and storage, WC and wall hung heated towel rail all complimented by the LVT wood effect style flooring fitted throughout.

Measurements

Entrance: Door leading into: -

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

Bathroom (11,8 Max x 10,4): Comprising single freestanding shower cubicle, vanity sink, and storage, WC and wall hung heated towel rail all complimented by the LVT wood effect style flooring fitted throughout.

Bedroom One (12,02 x 10,04): Side aspect double glazed sash window. Carpeted. Skirt boarding. Wall mounted electrical heater.

Electrical points.

Bedroom Two (12,04 x 8,00): Two side aspect double glazed sash windows.

Carpeted. Skirt boarding. Wall mounted electrical heater.

Open Plan Living Space (20, 08 x 14'05)

Kitchen: Fully fitted ivory shaker kitchen with a range of wall and base units, with roll edge worksurfaces over. Single bowl composite black kitchen sink with chrome mixer tap.

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

Electrical points. Rear aspect double glazed sash window.

Living Area: Rear aspect double glazed sash windows. Carpeted. Skirt boarding. Wall mounted electrical heater. Electrical points.

Suitability

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

Location

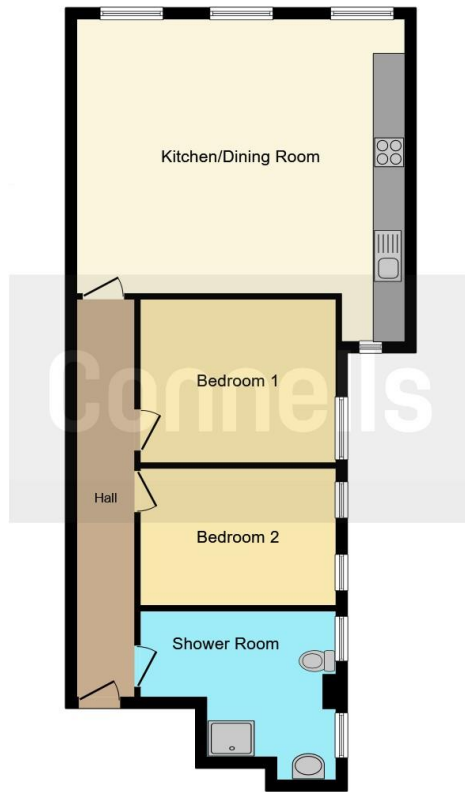
Coburg Place's prime location offers easy access to Weymouth's High Street, providing a variety of shops, cafes, and essential services. Its close proximity to award-winning beaches enhances its appeal for those seeking a coastal lifestyle.

Lease Length & Charges

The vendor informs us; 125 year Lease from 2025, Service Charge is £397.26 PA & Building Insurance is £284.99 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
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EPC Rating: C

Service Charge: 397.26 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WEY308932

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 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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