





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 fourth 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 stair access. An opportunity to enjoy some period features, with a modern finish! This stunning penthouse has the added benefit of a private enclosed rear coastal facing roof terrace.

Brief Overview

- o Open-Plan Living: The kitchen-diner features an ivory shaker design kitchen with chrome handles, and oak worktops, complimented by the wood-effect LVT flooring, and stainless steel splashback and chimney style extractor hood. Appliances include a low-level fan-assisted oven, electric hob, and space and plumbing for washing machine with a recess perfect for a freestanding fridge freezer. French doors open to the enclosed private roof terrace, where stunning views of the award winning beach coastline can be enjoyed. During the summer months this outside space becomes a perfect suntrap for alfresco dining.
- o Comfortable Interiors: The lounge and kitchen have a seamless wood effect LVT floor and the bedrooms 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, WC and wood effect LVT flooring.

- o Additional Features: Stunning front elevation views of far rolling countryside to the open plan living area with front elevation views.

- 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

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.

Living Area

The open Plan living area is an inviting space, ideal for relaxing or entertaining

- o French doors opening to a private roof terrace with views across the bay and award winning beaches
- o Seamless wood effect wood flooring throughout.
- o A wall-mounted electric heater, for warmth on demand, creating a cozy environment during cooler months.
- O Front elevation distance reaching views of fields and Greenland beyond

Kitchen Area

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 oak 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.

Bedroom 1& 2

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

- o Features such as sash windows, flooding the rooms with natural light.
- o Carpeted flooring, ensuring warmth and coziness.
- o Includes a wall-mounted electric heaters for year-round comfort.

Bathroom:

The bathroom is fitted with a sleek modern white suite, including:

- o A freestanding double 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 LVT style flooring, creating a clean, contemporary feel.

Measurements

- o Open Plan Kitchen/Diner/Lounge: 20'07" x 13'03 max"
- o Bedroom One: 14'0" x 13'10"
- o Bedroom Two 6'03 extending to 11'10 x 9'04 max
- o Bathroom 3 piece white modern suite with double shower, WC and vanity sink and wood effect LVT flooring

Location

Conveniently located off the High Street in Weymouth. The property is close to award-winning beaches, making it perfect for coastal living or as a buy-to-let opportunity. The building is split over four floors, with this apartment accessible by both a lift and stairs.

Suitability

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

Lease Length And Charges

The vendor informs us; 125 year Lease from 2025, Service Charge is £455.04 PA & Building Insurance is £326.44 PA.

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

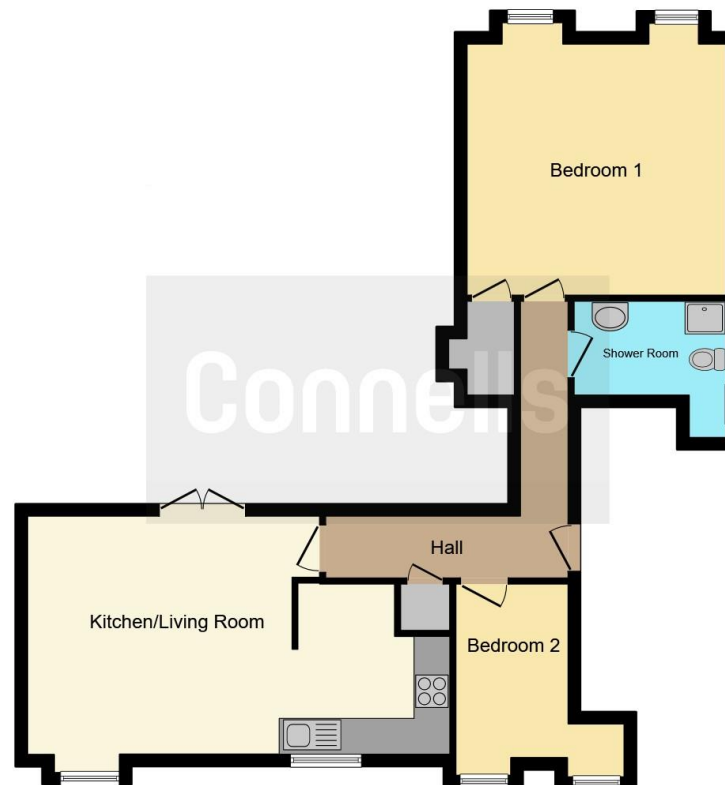
Please Note

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To view this property please contact Connells on

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84 St. Thomas Street
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EPC Rating: E

Service Charge: 455.04 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WEY309514

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

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