



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 is 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 stair access. 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 Lamona 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 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.

Open Plan Living/Kitchen/Diner

20' 11" max x 8' 9" max (6.38m max x 2.67m max)

Fully fitted ivory shaker kitchen with a range of wall and base units, with roll edge light oak laminate worksurfaces. The black composite single bowl sink and chrome mixer tap . Lamona electric oven and Lamona electric hob with stainless steel chimney extractor hood and matching hob splashback.

There is space and plumbing for a washing machine and space for a fridge freezer. LVT wooden style flooring compliments all fixtures and fittings. The kitchen benefits from some additional built in storage perfect for utility or laundry storage.

The living area offers plentiful space for both lounge and dining with traditional style sash windows and carpets fitted throughout.

Living Area

12' 9" narrowing to 11' 3" x 11' 8" Max
(3.89m narrowing to 3.43m x 3.56m)

Two front aspect double glazed sash windows. Carpeted. Skirt boarding.

Wall mounted electrical heater.
Electrical points.



Room Description Overview

Hallway - Carpeted. Skirt boarding. Intercom system. Electrical points. Door leading into:-
Open plan Living Kitchen/diner area.

The living area offers plentiful space for both lounge and dining with traditional style sash windows and carpets fitted throughout.

Two front aspect double glazed sash windows flood the room with natural light. The lounge area is fully carpeted for comfort. A wall mounted electrical heater adds warmth all year round. the open plan layout flows to an ivory shaker design kitchen with a range of wall and base units, with roll edge light oak laminate worksurfaces. The black composite single bowl sink and chrome mixer tap compliment the Lamona electric oven and Lamona electric hob with stainless steel chimney extractor hood and matching hob splashback. There is space and plumbing for a washing machine and space for a fridge freezer. LVT wooden style flooring compliments all fixtures and fittings. The kitchen benefits from some additional built-in storage perfect for utility or laundry storage.

Bedroom

Two front aspect double glazed sash windows allowing floods of natural light feature in this generous bedroom. Complete with soft grey carpets throughout. Wall mounted electrical heater offers warmth on demand.

Bathroom

The modern fitted suite comprising of a shower unit, low level WC and vanity wash hand basin offers practical storage options, with a heated towel rail allowing warm in the cooler months. LVT Wood effect style flooring is fitted throughout.

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.

Lease Length And Charges

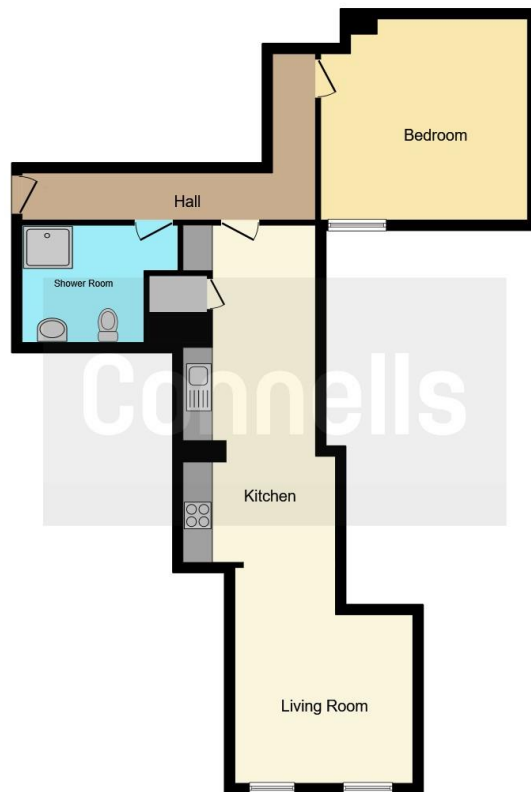
The vendor informs us; 125 year Lease from 2025, Service Charge is £467.54 PA & Building Insurance is £335.41 PA.

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

Please Note

Please note that images used may be computer generated and/or from a show-home by the developer and are meant for guidance only. Images are general of the development and may not relate to your chosen Plot - clarification should be sought from our sales team.





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: 467.54 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WEY309512

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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Property Ref: WEY309512 - 0006