



**Connells**

Thornlow Heights Connaught Road  
Weymouth



# Thornlow Heights Connaught Road Weymouth DT4 0SA

for sale  
**£320,000**



## Property Description

'5 Thornlow Heights', is an impressive THREE bedroom FIRST FLOOR apartment with OPEN PLAN LIVING boasting an ELEVATED POSITION. An Exclusive Collection of Nine Apartments, positioned on the Prestigious Connaught Road. 'Thornlow Heights' showcases a selection of Two and Three bedrooms apartments, which are conveniently located to local amenities, Rodwell Trail & the historic Sandsfoot Castle making the perfect Holiday Home.

### Entrance

Doors into:-

### Hallway

Wall mounted radiator. Wooden style flooring.  
Storage cupboard housing consumer unit.  
Door leading into:-

### Open Plan Living

19' 7" x 12' ( 5.97m x 3.66m )

Rear aspect window which enjoys views towards Portland Marina & Chesil Coastline. Side aspect double glazed window. Fitted kitchen with wall and base units with worksurface over. Breakfast bar area. Inset sink unit. Integral fridge/freezer, washing machine and slimline dishwasher. Inset induction hob with double oven and extractor hood over. Wall mounted radiator.  
Continuation of wooden style flooring.

### Bedroom One

17' 6" x 11' 7" ( 5.33m x 3.53m )

Enjoys views towards Chesil Coastline & Chimney pots of Rodwell. Eaves storage.  
Wall mounted radiator.

### En Suite

Modern suite comprising low level WC, wash hand basin, and shower unit. Heated towel rail. Fully tiled.



### Bedroom Two

15' 3" x 13' ( 4.65m x 3.96m )

Front aspect glazed feature window. Wall mounted radiator.

### Bedroom Three

11' 3" x 10' 11" ( 3.43m x 3.33m )

Side aspect velux window. Wall mounted radiator.

### Bathroom

Modern suite comprising low level WC, wash hand basin, paneled bath with rainfall shower over. Heated towel rail. Fully tiled.

### Lease Length & Charges

The vendor informs us of 125 year Lease from 2022 with a Service Charge of £1,200 PA, with a Share of the Freehold. There are no restriction for keeping pets.

### Allocated Parking

### Agents Notes

The flat has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a draft lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.













Total floor area 88.1 m<sup>2</sup> (948 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01305 770 333**  
**E [weymouth@connells.co.uk](mailto:weymouth@connells.co.uk)**

84 St. Thomas Street  
WEYMOUTH DT4 8EN

EPC Rating: C

Council Tax  
Band: C

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WEY309607](http://connells.co.uk/Property/WEY309607)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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: WEY309607 - 0007