



Instinct Guides You



## Dorchester Road, Weymouth £242,500

- 40% Shared Ownership
- Lodmoor
- Allocated Parking
- Lift To All Floors
- Second Floor
- Two Double Bedrooms
- Close To Amenities
- Some Views Of Countryside
- Short Walk To Beach
- Popular Location



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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A well presented TWO DOUBLE BEDROOM apartment with ALLOCATED PARKING positioned superbly in the established location of LODMOOR. This spacious apartment has LIFT ACCESS to all floors and boasts some COUNTRYSIDE VIEWS while being just a SHORT WALK to Weymouth's award winning BEACH and the hustle and bustle of the TOWN CENTRE. LOCAL AMENITIES and TRANSPORT LINKS are close by.

Entering the apartment, a spacious hallway leads through to all rooms with a large storage cupboard available. The lounge/kitchen is a good size with a range of eye level and base units, ample work surface, four ring gas hob and built in oven, plumbing for a washing machine and space for a separate fridge/freezer. Bedroom one is a generous double with built in wardrobe, enjoying some views across the countryside in the distance with ample floor space for a range of additional furniture. Bedroom two is another generous double slightly larger in size. The bathroom comprises a bath with shower over, wash hand basin, W.C and is well presented.

A secure intercom system allows for access to the building. Externally the communal grounds are well maintained with the added bonus of an allocated parking space.

Room Dimensions

Lounge/Kitchen 21'10" x 9'4" (6.66 x 2.85)

Bedroom One 10'8" x 9'9" (3.27 x 2.99)

Bedroom Two 14'7" x 8'3" max (4.47 x 2.53 max)

Lease & Maintenance Information

The vendor informs us there is a 125 year lease with 116 years remaining, Service charge is £249.14 reducing to £117 approx in April 2025, with the rental charge of the other 60% being £334.90, of which this is currently being reviewed for an update in April 2025. Assured Shorthold Tenancies are permitted, holiday letting is not and pets are not permitted. Aster is the association you pay rent to.

Please ensure these details are verified by your solicitor before incurring any further costs.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.