



Instinct Guides You



Dorchester Road, Weymouth Offers In Excess Of £195,000

- Communal Gym, Bike Store & Store Room
- Two Double Bedrooms
- Very Well Presented Throughout
- Open Plan Living Area
- Allocated Parking
- Lift Access To All Floors
- Second Floor Apartment
- Close To Bus Route & Amenities
- Easy Access To Town Centre
- Lodmoor, Weymouth



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Welcome to this stunning two-bedroom apartment in Compass Point a recent development offering a perfect blend of comfort and convenience boasting TWO DOUBLE BEDROOMS, contemporary living spaces & EXCELLENT COMMUNAL FACILITIES, GYM LOCKERS, BIKE STORE. Situated in Lodmoor the apartment has a range of amenities and easy transport links on its doorstep and enjoys LIFT ACCESS to all floors.

The hub of the home is certainly the spacious open-plan living area that seamlessly integrates the living, dining, and kitchen spaces. The kitchen's contemporary design features attractive finishes and ample work surface with a number of fitted units complimented by decorative tiling. The open-plan layout provides a feeling of space and offers versatility in layout, with plenty of room for furnishings.

The apartment boasts two well-proportioned bedrooms both benefitting views over the communal grounds which have a green outlook thanks to mature trees bordering the plot. The bathroom completes the apartment perfectly and comprises a bath with shower over, wash hand basin and w.c finished with large decorative tiling.

There is an allocated parking space at the rear of the block. The residents of Compass Point benefit from a range of communal amenities, including a well-equipped gym, a secure storage room with allocated lock-up & bike storage.

The area is well connected with a bus route servicing Dorchester & Weymouth just moments away. Amenities include, shops, doctors' surgery and the block sits within close proximity to Weymouth Town Centre and Greenhill Beach.

Room Dimensions

Kitchen/Lounge 16'11" > 11'11" x 17'8" > 14'1" (5.16 > 3.64 x 5.39 > 4.30)

Bedroom One 11'5" x 9'6" (3.49 x 2.90)

Bathroom 8'7" x 5'8" (2.63 x 1.74)

Bedroom Two 9'9" x 8'0" (2.99 x 2.45)

Lease & Maintenance Information

The vendor informs us the property has a remaining lease length of 121 years with a service charge of £956 pa which is paid in two 6 monthly instalments, the ground rent is £182pa, pets are permitted upon request and lettings are permitted.

We recommend these details are checked by a solicitor before incurring costs.



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