



Instinct Guides You



## Dorchester Road, Weymouth £75,000

- Lodmoor
- 50% Shared Ownership
- Top Floor
- Views Of Countryside
- Lift Access
- No Onward Chain
- Well Presented
- Close To Amenities



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





A 50% SHARED OWNERSHIP one bedroom top floor apartment positioned superbly in the established location of LODMOOR enjoying some open COUNTRYSIDE VIEWS and being sold with no onward chain. This spacious apartment has LIFT ACCESS to all floors being just a SHORT WALK to Weymouth's award winning BEACH and the hustle and bustle of the TOWN CENTRE with LOCAL AMENITIES and bus route on your doorstep.

Entering this top floor 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, inset gas hob, built in oven, plumbing for a washing machine and space for a separate fridge/freezer. The bedroom is a generous double, enjoying views across Weymouth's countryside with ample floor space for a range of bedroom furniture with a double fitted wardrobe. The bathroom comprises a bath with shower over, wash hand basin, W.C and is well presented and again spacious.

A secure intercom system allows for access to the building. Externally the communal grounds are well maintained with visitor/communal parking available.

## Room Dimensions

Lounge 16'7" x 10'1" (5.07 x 3.09)

Kitchen 7'7" x 5'11" (2.32 x 1.82)

Bedroom 15'8" x 10'0" (4.79 x 3.05)

Bathroom 9'3" x 6'7" max (2.82 x 2.02 max)

## Lease & Maintenance Information

The vendor informs us there is a 125 year lease with 116 years remaining, Service charge is £229.82 pcm, with the rental charge of the other 50% being £250.36 pcm, of which this is currently being reviewed for an update in April 2025. Assured Shorthold Tenancies are permitted within the lease if in full ownership, 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 | 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 | 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.