



Instinct Guides You



Connaught Road, Weymouth Guide Price £60,000

- Auction Date – Thursday 29th April 2025
- Auction Pack Available On Request
- Buyers Fee Applies
- Top Floor Apartment
- Long Lease 975 Years Remaining
- Close To Amenities & Bus Route
- Attractive Walks Of Rodwell Trail Nearby



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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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Subject to minimal changes the property has an optimal price range of £525pcm.

Offered with no onward chain is this one bedroom studio apartment positioned in a sought area of Rodwell Weymouth. This one bedroom apartment comprises a kitchen with ample cabinetry and room for white goods. The living area also comprises the bedroom in one open plan space, well illuminated by a skylight.

A door leads to the separate w.c complimented by a hand basin. The shower is separate to the w.c distanced by a hallway with a storage cupboard that sits adjacent.

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. The winning bidder, assuming the reserve is met, is legally bound to exchange on the property and pay a 10% deposit similar to a traditional auction house sale and they will have 28 days to complete, please check the legal paperwork to confirm deposit amount. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5,940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE. Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes and provide card details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

****Guide price -** This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

****Reserve price -** Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.

Room Dimensions

Kitchen 10'7" max x 6'2" max (3.23m max x 1.88m max)

Bedroom/Living Space 11'11" max x 10'7" max (3.65m max x 3.24m max)

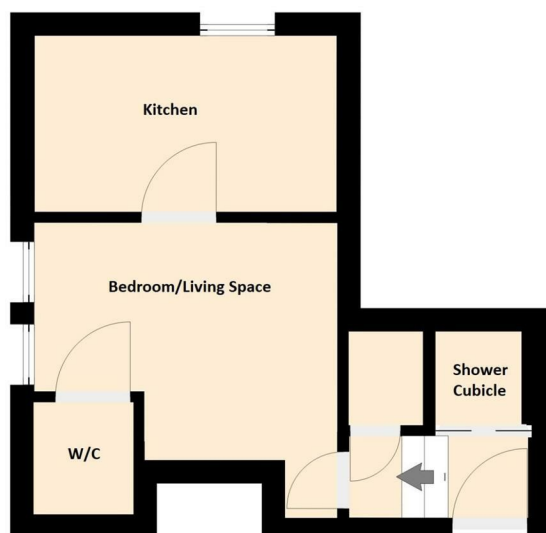
Shower Cubicle 3'3" max x 3'0" max (1.00m max x 0.92m max)

W/C 3'6" max x 3'3" max (1.07m max x 1.01m max)

Lease & Maintenance Information

The vendor informs us the property has a remaining lease of 975 years, a ground rent of £25pa and a service charge of £70pcm, pets may be permitted upon request.

We recommend these details are checked by a solicitor before incurring 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.