



Connaught Road
Weymouth



PARKERS
PROPERTY CONSULTANTS & VALUERS



OFFERED WITH NO ONWARD CHAIN and located within a designated conservation area, this modern and well-presented, ground floor apartment is favourably situated in the area of Wyke Regis, Weymouth. Accommodation is finished to a high standard throughout, with an open-plan kitchen/living area, three bedrooms with an en-suite to the main bedroom and bathroom. The home also enjoys the unique feature of being accompanied by a private garden and parking space. EPC rating C.

Weymouth is a beautiful seaside town situated halfway along the Jurassic Coast and just 7 miles south of the Dorset County town of Dorchester. Its charming harbour and sandy beaches attract numerous visitors and in 2012 it was the venue for the London Olympics sailing events, along with neighbouring Portland. As a result of its affiliation with the Olympics, the town has recently benefited from improved transport links, including a bypass and a network of cycle paths. It is also home to several nature reserves and a wealth of amenities, including some highly regarded schools.



Upon entry, you are taken through to the property's hallway, with herringbone style flooring continuing throughout and into the open-plan kitchen/living area.

The open-plan element of the living space lends itself perfectly for modern living, with ample room for sitting and dining room furniture and a set of French doors provide direct access to the rear garden. The kitchen area is fitted with a range of navy-blue shaker style wall and base level units with marble effect worksurfaces and splashback. Integral appliances include a washer/dryer, dishwasher, eye-level double oven, grill and microwave and four-ring electric hob with extractor hood over. A kitchen unit houses the central heating boiler.

The apartment has three good-size bedrooms, with the principle benefitting from an en-suite shower room with WC and wash hand basin. The suite is finished with fully tiled walls and flooring throughout.

Fitted with a modern suite, the bathroom is furnished with a panel enclosed bath with shower over, WC and wash hand basin with storage below. The room is complete with marble-effect tiled flooring and walls.

GROUND FLOOR
918 sq.ft. (85.3 sq.m.) approx.

Agents Notes:

Service charge – £1,200.00 per annum.

Lease length – 125 years.

Flood Zone:

Surface water – Low risk.

Rivers and the sea – Low risk.

<https://check-long-term-floodrisk.service.gov.uk/risk#>

Services:

Mains electricity, water and drainage are connected. Gas fired central heating.

Local Authorities:

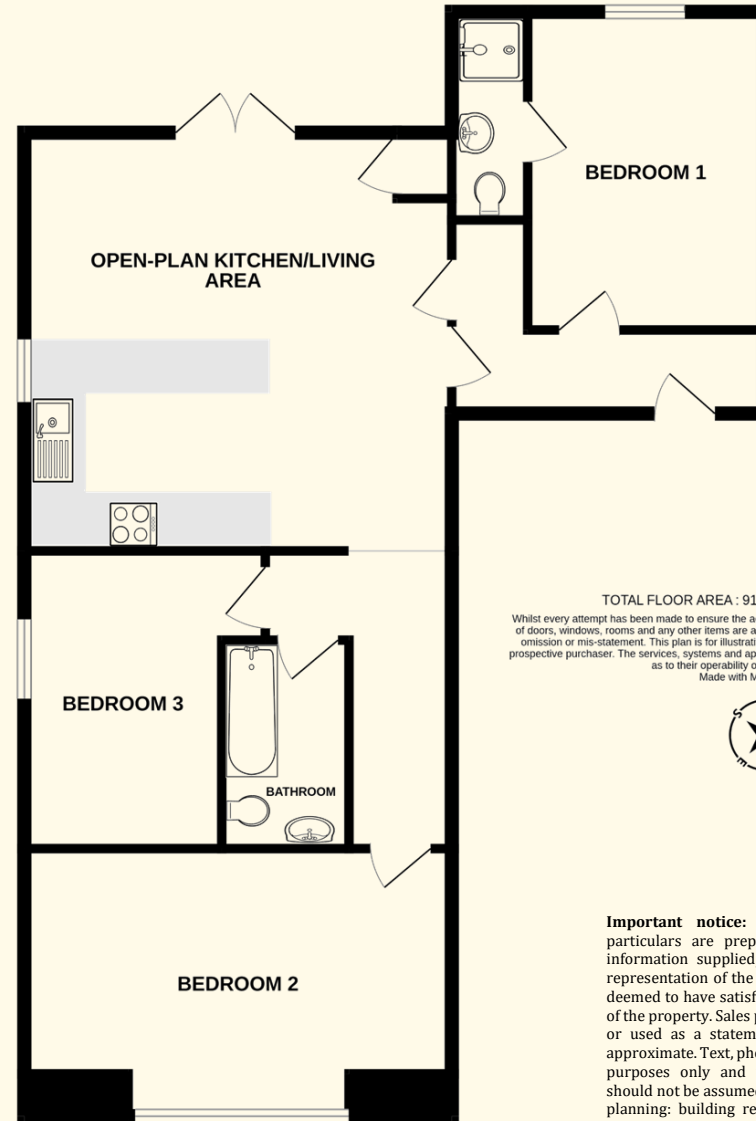
Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band TBC.

Room Dimensions:

Open-Plan Kitchen/Living Area	5.36m x 5.28m (17'07" x 17'04") max
Bedroom One	4.01m x 2.97m (13'02" x 9'09")
En-Suite	2.62m x 0.97m (8'07" x 3'02")
Bedroom Two	5.38m x 3.38m (17'08" x 11'01") max
Bedroom Three	3.76m x 2.49m (12'04" x 8'02")
Bathroom	2.64m x 1.60m (8'08" x 5'03")



TOTAL FLOOR AREA : 918 sq.ft. (85.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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