



Connaught Road
Weymouth

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



OFFERED WITH NO ONWARD CHAIN and located within a designated conservation area this three-bedroom, ground floor apartment offers modern accommodation consisting of an open-plan kitchen/living area, three good-size bedrooms with an en-suite to the main bedroom and bathroom. Externally, the home favourably benefits from a courtyard 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.



A door takes you through to the hallway of the property, with herringbone style flooring flowing throughout the hall and into the living area. A storage cupboard is offered further down the hall.

The open-plan kitchen/living area is situated to the front of the building, with a characterful bay window allowing plentiful natural light to enter the room. Space is provided for living and dining furniture. The kitchen area is fitted with a range of navy-blue wall and base level units with marble effect worktops and splashback and an area at the start of the worksurface creates a breakfast bar seating area. Integral appliances include a washer/dryer, dishwasher, fridge, freezer, Neff electric oven and four-ring electric hob with extractor hood above.

All three bedrooms, are double in size, with bedroom three giving direct access to the garden via a set of double doors. Bedroom one additionally benefits from an en-suite shower room with WC and wash hand basin.

The bathroom has been tastefully fitted with fully tiled marble effect flooring and walls and furnished with a suite comprising a panel enclosed bath with mixer tap and shower over, WC, wash hand basin with storage below and heated towel rail.

GROUND FLOOR
923 sq.ft. (85.8 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:

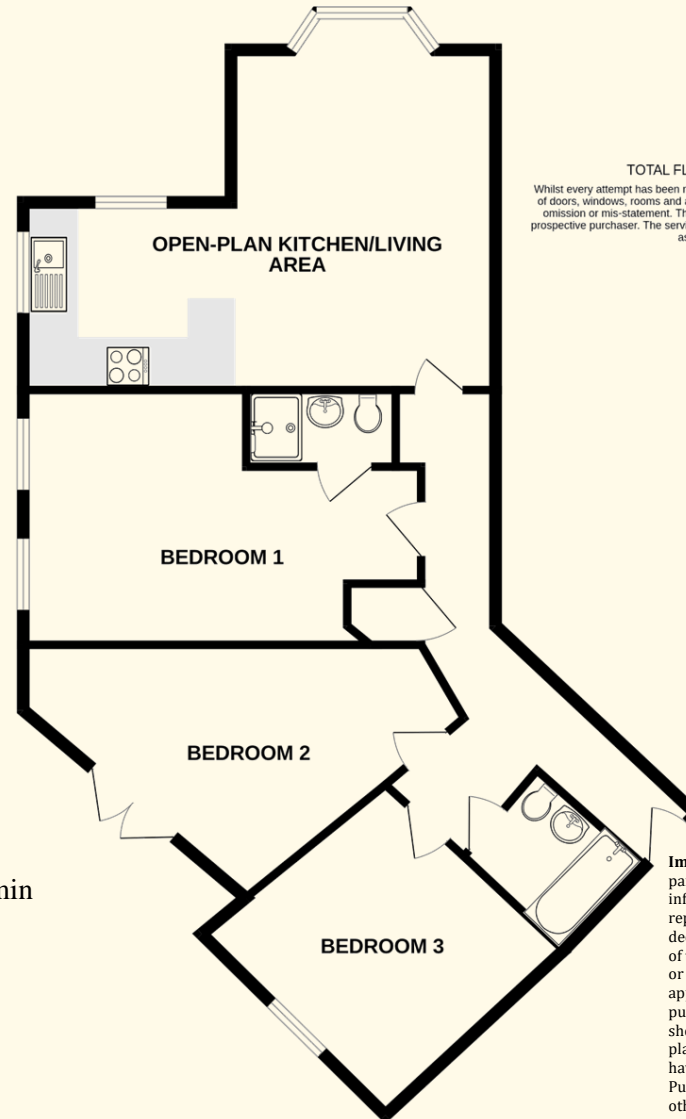
Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band C.

Room Dimensions:

Open-Plan Kitchen/Living Area	6.65m x 4.80m (21'10" x 15'09") min
Bedroom One	5.41m x 3.58m (17'09" x 11'09")
Bedroom Two	5.59m x 4.01m (18'04" x 13'02")
Bedroom Three	3.51m x 3.40m (11'06" x 11'02")
Bathroom	2.13m x 1.65m (7'00" x 5'05")



TOTAL FLOOR AREA: 923 sq.ft. (85.8 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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