



AUSTIN ESTATE AGENTS
FOR SALE
01293 684475

AUSTIN ESTATE AGENTS

Dorchester Road

Lodmoor Hill

Weymouth

Dorset

DT4 7JY

Offers over £135,000

SUMMARY

- One Double Bedroom
- Very Well Presented
- First Floor Apartment
- Open Plan Living Kitchen Area
- Contemporary Fitted Kitchen
- Modern Shower Room
- Double Glazing
- Gas Central Heating
- Sought After Location In Lodmoor
- Walking Distance of Greenhill Beach





SUMMARY OF ACCOMMODATION

Entrance Hallway

Lounge Area 11' 5" x 8' 9" (3.48m x 2.66m)

Kitchen Area 9' 6" x 8' 8" (2.89m x 2.64m)

Second Floor Landing

Bedroom 13' 10" x 8' 9" (4.21m x 2.66m)

Shower Room

THE PROPERTY

Austin Estate Agents are pleased to offer for sale this maisonette with accommodation situated over two floors. The apartment includes an open plan living / kitchen, double bedroom and shower room with double glazing and gas central heating throughout. A video security intercom system is available to all apartments within the building. The property is located at Lodmoor Hill with local amenities and the seafront at Greenhill within close proximity.

On the first floor you are met with an entrance hallway with useful understairs storage. A door gives access into the rear aspect open plan living / kitchen area offering a light and airy room from dual aspect double glazed windows. The fitted kitchen boasts a contemporary range of wall and base units with integral appliances including an electric oven and hob with extractor over, a slimline dishwasher, a fridge and freezer. This room enjoys wood effect flooring with a carpeted lounge area.

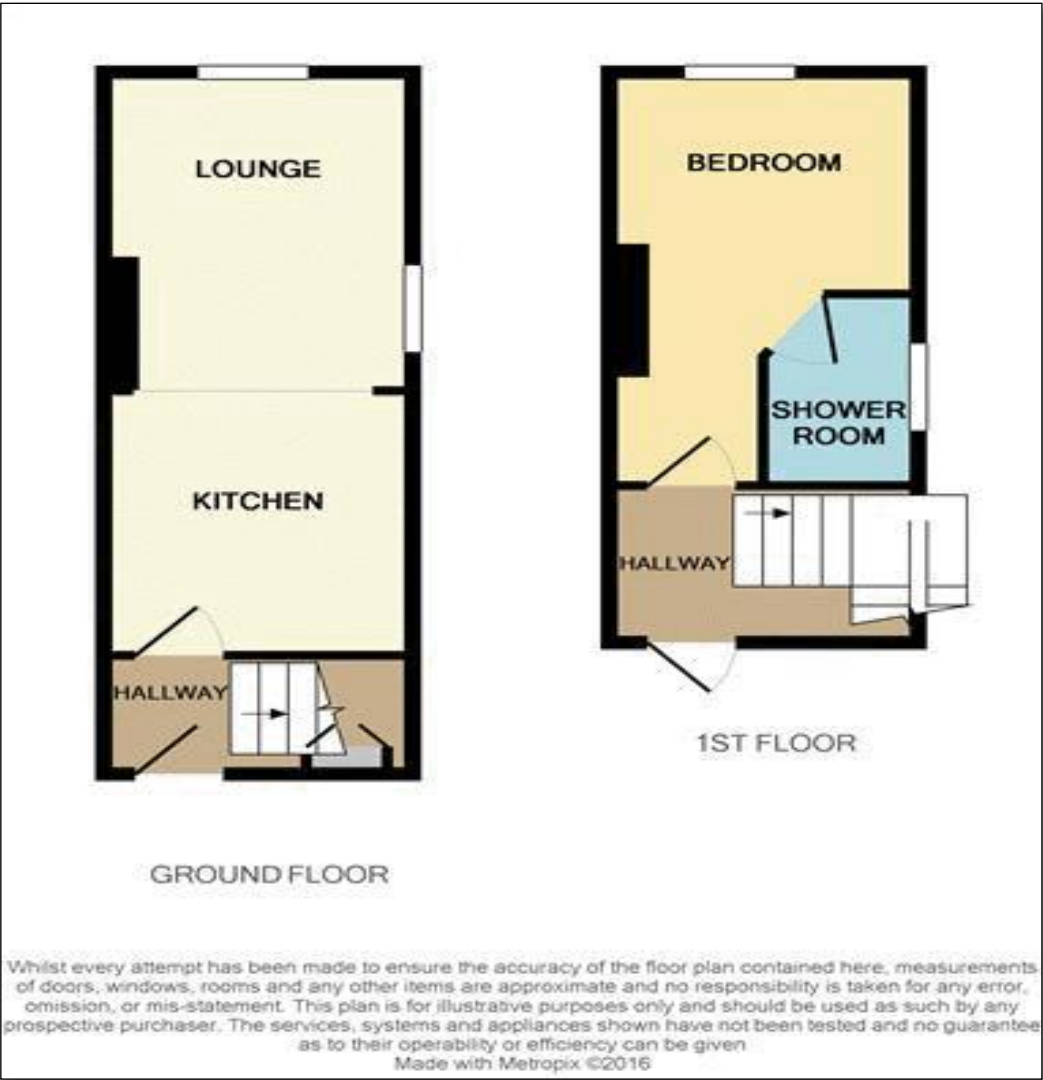
Stairs lead to the second floor where the rear aspect double bedroom can be found, which has the added advantage of an en-suite modern fitted shower room, comprising a walk-in double shower cubicle, vanity wash hand basin and low level WC.

This beautifully presented maisonette would make an ideal first time buy, second home or investment opportunity. Lodmoor Hill has a range of facilities including Tesco express, launderette, post office, bakery and public house situated within close proximity of the property. Weymouth's award-winning seafront is located about half a mile from the property and Dorchester Road provides direct access to the beach. Weymouth town centre is about 0.7 miles from the property and offers a wide range of independent and national retailers. There is a regular bus route on Dorchester Road that provides regular trips to the town centre. A mainline railway offering transport links to both London Waterloo and Bristol Temple Meads is a short drive away.

For further information, or to make an appointment to view, please contact Austin Estate Agents.

The vendor informs us that the property is leasehold, with a 999 year lease from 2016 and a service charge of £1,300.00 per annum (payable six monthly). Residential lettings are allowed, holiday lets and pets are not permitted.

FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: A TENURE: Leasehold

Austin Estate Agents 115 Dorchester Road, Weymouth, Dorset, DT4 7JY Phone: 01305 858470 www.austinpropertyservices.co.uk

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.