



AUSTIN  
ESTATE AGENTS

## Alexandra Court

Alexandra Road

Lodmoor

Weymouth

Dorset

DT4 7QH

£180,000

### SUMMARY

- Purpose Built Apartment
- First Floor (with Lift)
- Two Double Bedrooms
- Lounge / Diner
- Modern Fitted Kitchen
- Contemporary Bathroom
- Gas Central Heating & Double Glazing
- Garage (in Block)
- Close to Local Shops & Amenities
- No Onward Chain





## SUMMARY OF ACCOMMODATION

### APARTMENT

#### Entrance Hallway

**Lounge / Diner** 17' 5" x 15' 9" (5.30m x 4.80m)

**Kitchen** 13' 9" x 7' 10" (4.20m x 2.40m)

**Walk in Cupboard** 6' 5" x 5' 7" (1.95m x 1.70m)

**Bedroom One** 9' 10" x 11' 6" (3.00m x 3.50m)

**Bedroom Two** 9' 8" x 9' 8" (2.95m x 2.95m)

**Shower Room** 8' 6" x 5' 9" (2.60m x 1.75m)

#### OUTSIDE

**Garage (in Block)**

## THE PROPERTY

We are delighted to offer for sale this purpose built, first floor apartment situated in the sought-after location of Lodmoor. The apartment is presented to the market with no onward chain and benefits from a spacious lounge/diner, modern fitted kitchen, two double bedrooms and contemporary shower room with double glazing and gas central heating throughout. The apartment has the added advantage of a garage (in block).

Entrance to the building is via a secure communal entrance where stairs and lift give access to all floors. The apartment is found on the first floor and boasts a spacious lounge / diner with a feature fireplace and a floor to ceiling window giving good natural light. The kitchen offers a range of modern base level units with ample space for additional domestic appliances. The property enjoys two double bedrooms, both with double glazed windows giving good natural light and built in wardrobes. The apartment also enjoys a modern shower room comprising a low level WC, pedestal wash hand basin and shower cubicle with complementary tiling to the walls. Completing the accommodation is a large storage cupboard located in the hallway.

Externally, the apartment enjoys a communal garden area that is mainly laid to lawn. The apartment has the added advantage of a garage in a block.

Located in Lodmoor Hill, close by to local shops and amenities including bus routes to surrounding areas, convenience stores, post office and doctors' surgery. The apartment is within easy access of Weymouth town centre and Weymouth relief road. The beach and gardens at Greenhill are a short walk away.

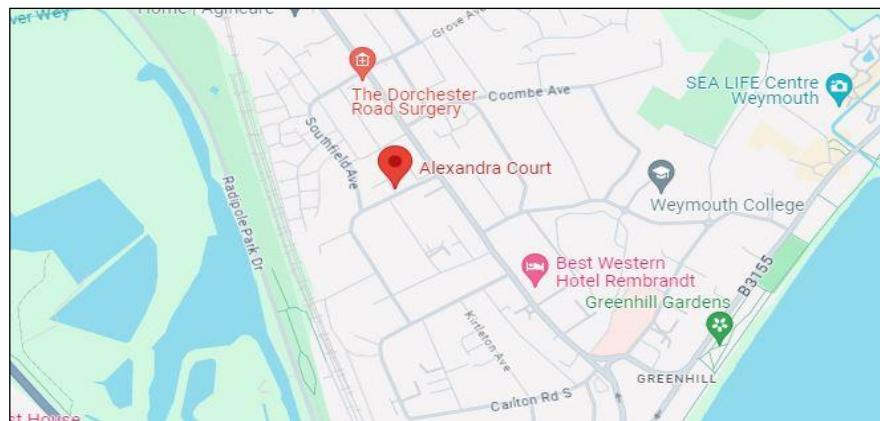
For further information, or to make an appointment to view, please contact Austin Estate Agents.

We are informed that the lease is 999 years from 2012. The service charge is £1,030.00, which includes ground rent. Pets and holiday letting is not permitted. Residential lets are allowed.

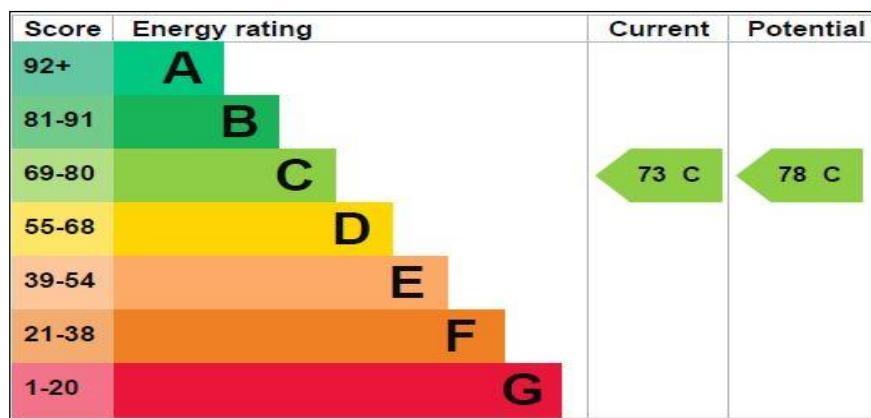
## FLOORPLAN:



## LOCATION:



## EPC:



**COUNCIL TAX RATING: B      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.