



**AUSTIN**   
**ESTATE AGENTS**



## Alexandra Road

Lodmoor

Weymouth

Dorset

DT4 7QH

Offers over £150,000

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### SUMMARY

- Two Double Bedrooms
- Ground Floor Apartment
- Garage In Block
- Communal Gardens
- Requires Some Updating
- No Forward Chain
- Double Glazing & Gas Central Heating
- Sought After Location in Lodmoor
- Well Located For Local Shops & Amenities
- No Onward Chain







## SUMMARY OF ACCOMMODATION

### APARTMENT

#### Entrance Hallway

**Lounge / Diner** 19' 8" x 11' 10" (6.00m x 3.60m)

**Kitchen** 7' 10" x 9' 10" (2.40m x 3.00m)

**Bedroom One** 11' 10" x 9' 10" (3.60m x 3.00m)

**Bedroom Two** 9' 8" x 9' 10" (2.95m x 3.00m)

**Shower Room** 6' 11" x 7' 9" (2.10m x 2.35m)

### OUTSIDE

**Garage (in Block)**

**Communal Gardens**



## THE PROPERTY

Situated in the heart of Lodmoor, close to local shops and amenities, is this spacious purpose built, ground floor apartment, which although requiring some updating does offer fantastic potential. The accommodation includes a lounge diner, two double bedrooms, fitted kitchen and shower room with double glazing and gas central heating throughout. Outside the apartment enjoys a communal garden area and a garage in block.

Access to the building is acquired by a secure entry system into the communal hallway and this apartment. The spacious reception hallway hosts doors to a useful storage cupboard and all ground floor rooms. The lounge diner is situated to the front of the property; it is spacious with floor to ceiling double glazed windows. The kitchen is accessed from the lounge and features a range of eye level and base units, colour co-ordinated worktop surfaces and ample space for domestic appliances with a front aspect double glazed window.

Bedrooms one and two are also situated to the front of the apartment. Both are double bedrooms offering built-in double wardrobes and double glazed windows. The shower room is a good size and comprises an independent shower cubicle, pedestal wash hand basin and low level WC with extractor fan and storage cupboard.

Externally, the property offers well maintained communal areas, which are mainly laid to lawn with some plants and shrubs to borders. The property benefits a garage in a block with a traditional up and over door.

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.

Our vendor informs us that there is 999 year lease set up in 2012. The service charge is £515 paid every six months. Pets and holiday lets are not permitted.

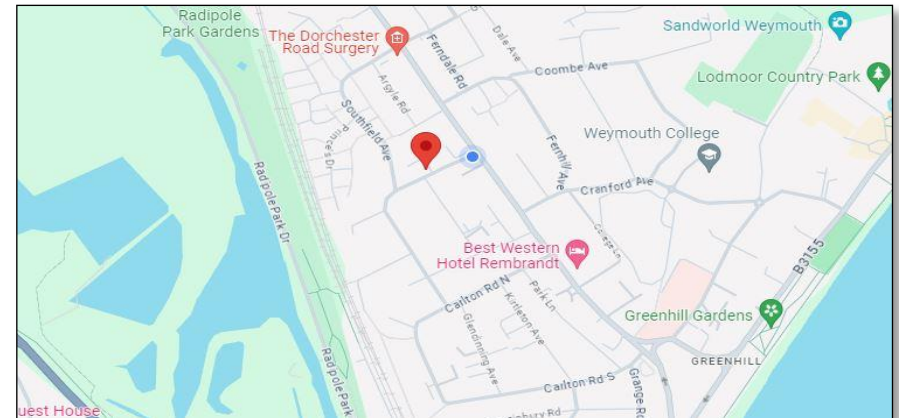




**FLOORPLAN:**



**LOCATION:**



**EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.