



AUSTIN 
ESTATE AGENTS

10A Lansdowne Square

Rodwell

Weymouth

DT4 9QT

Offers in the Region Of £330,000

SUMMARY

- Ground Floor Apartment
- Private Entrance
- Sought After Location
- Lounge with Wood Burning Stove
- Modern Kitchen with Integral Appliances
- Bathroom and En-Suite
- Converted Cellar currently used as Bedroom
- Many Original Features
- Communal Gardens
- Garage and Parking





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch 4' 2" x 6' 2" (1.26m x 1.89m)

Entrance Hallway

Lounge / Diner 15' 2" max x 20' 8" max (4.63m max x 6.29m max)

Kitchen 10' 1" x 16' 2" (3.07m x 4.94m)

Bedroom One 12' 4" x 13' 9" (3.77m x 4.19m)

En Suite 5' 10" x 4' 4" (1.77m x 1.32m)

Bedroom Two 10' 1" x 17' 1" max (3.07m x 5.20m max)

Bedroom Four 9' 5" x 11' 6" (2.87m x 3.51m)

Bathroom 6' 7" x 10' 11" (2.01m x 3.32m)

WC

LOWER GROUND FLOOR

Lobby

Bedroom Three 14' 4" max x 14' 9" max (4.36m max x 4.49m max)

Bedroom Five 10' 3" x 8' 0" (3.13m x 2.43m)

THE PROPERTY

We are delighted to offer to the market this stunning and spacious ground floor apartment featuring a private entrance, master ensuite, garage, communal gardens, and a converted cellar. Located in the prestigious Lansdowne Square, on the border of Wyke Regis and Rodwell, this property offers a serene, well-regarded community setting with the convenience of being close to Weymouth town centre. Just over a mile away, you'll find the Marina and Brewers Quay, a vibrant area known for its high-quality restaurants and wine bars. Weymouth, famous for its award-winning golden sandy beach, provides abundant amenities and mainline rail links to London Waterloo.

Upon entering the property, you are welcomed by a large entrance hallway that leads into an impressive reception lounge. This lounge features an original fireplace with a wood-burning stove, a feature window with wooden shutters, and high cornice ceilings. The dining room is a bright and inviting space with stairs leading down to the converted cellar, currently used as a bedroom.

The bedrooms are spacious doubles, with the master bedroom benefiting from an ensuite. There is also a main family bathroom and a separate WC located towards the rear of the property. The modern kitchen is a welcoming space with integrated appliances and access to the front.

At the rear of the property, you will find sunny, well-maintained communal gardens and a single garage with power and light in a small block. There is also a parking space in front of the garage. The front of the property features a gated entrance leading to the private entrance and an outside stone storeroom that belongs to the apartment.

Located in the ever popular location of Rodwell within Lansdowne Square, the apartment offers easy walking to Weymouth's inner harbour and town centre. Regular and well serviced bus routes provide access to both Weymouth and Dorchester towns.

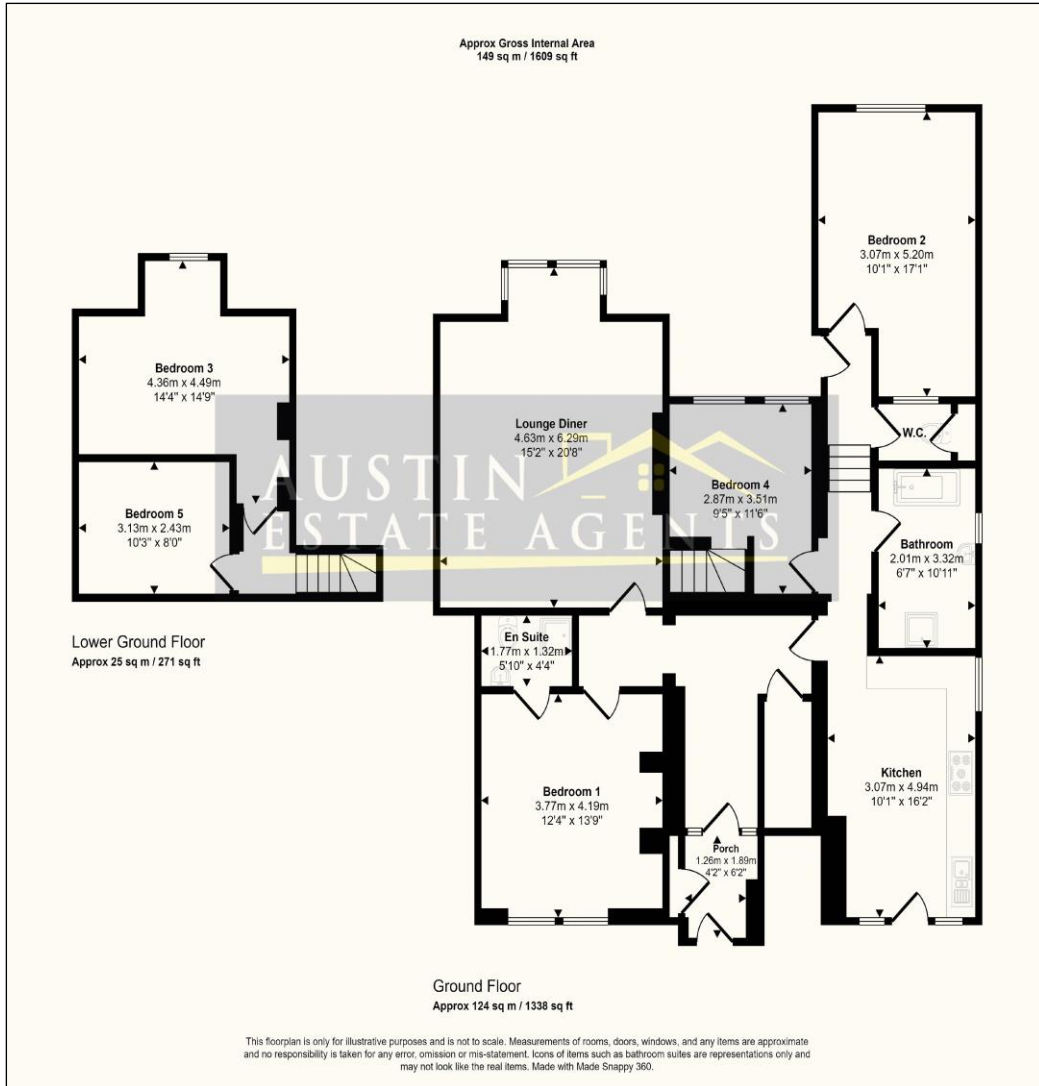
For further information, or to make an appointment to view this beautifully presented home, please contact the team at Austin Estate Agents.



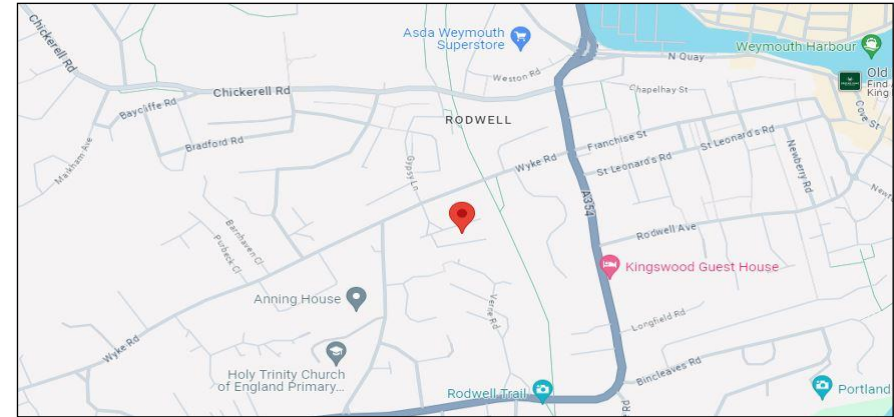




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: C TENURE: Leasehold

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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.