



AUSTIN  
ESTATE AGENTS



## Down Ridge

Down Road

Weymouth

Dorset

DT4 0SB

Offers in Excess of £250,000

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## SUMMARY

- Purpose Built First Floor Apartment with Lift
- Two Double Bedrooms
- Light & Airy Lounge / Diner
- Private Balcony
- Modern Fitted Kitchen
- Family Bathroom & En Suite Shower Room
- Double Glazing & Gas Central Heating
- Garage (in Block)
- Lease Being Extended to 177 Years
- No Onward Chain







## SUMMARY OF ACCOMMODATION

### APARTMENT

#### Entrance Hallway

**Lounge / Diner** 12' 2" x 16' 2" plus bay (3.72m x 4.92m plus bay)

**Kitchen** 11' 10" x 6' 3" (3.61m x 1.90m)

**Bedroom One** 12' 0" x 14' 2" plus bay (3.67m x 4.33m plus bay)

**En Suite Shower Room** 6' 9" x 8' 4" (2.05m x 2.54m)

**Bedroom Two** 10' 4" x 7' 11" (3.16m x 2.42m)

**Bathroom** 6' 11" x 7' 0" (2.11m x 2.13m)

### OUTSIDE

#### Garage

#### Communal Gardens





## THE PROPERTY

We are delighted to offer for sale, with no onward chain, this elegant, purpose built apartment situated in the highly sought after residential location of Rodwell. The property benefits from double glazing, gas central heating, a modern fitted kitchen, spacious lounge / diner with balcony, two double bedrooms, en suite shower room and family bathroom. Externally, within this development are well maintained communal gardens and a garage in block.

Access is gained to the building via the entrance door, which leads into communal reception hallway with a lift and stairs ascending to all floors, including the first floor where the apartment is located. Within the apartment, the hallway is spacious, hosting doors to the lounge / diner, modern fitted kitchen, two bedrooms, bathroom and storage cupboards. The lounge / diner is a generous size. It is an exceptionally light and airy room with a double glazed bay window to the front and large patio doors to the side aspect, leading to a private balcony. A feature fireplace adds to the room's appeal. The kitchen is tastefully fitted with a modern range of shaker style level and base units, integral four ring electric hob, double electric oven, concealed extractor canopy and space for additional domestic appliances.

Bedroom one is also found to the front of the property with a feature bay window. It further enjoys built-in wardrobes and an en-suite shower room comprising WC, vanity wash hand basin, additional mirrored wall cupboard, independent shower cubicle, heated towel rail, extractor fan and complementary tiling. Bedroom two is also a good size with a double glazed window to the side and a built in storage cupboard. Completing the accommodation is the bathroom, which features a low level WC, pedestal wash hand basin, panelled bath with shower attachment, extractor fan and tiled walls.

Externally the apartment comes with its own garage, found within a block with additional communal parking.

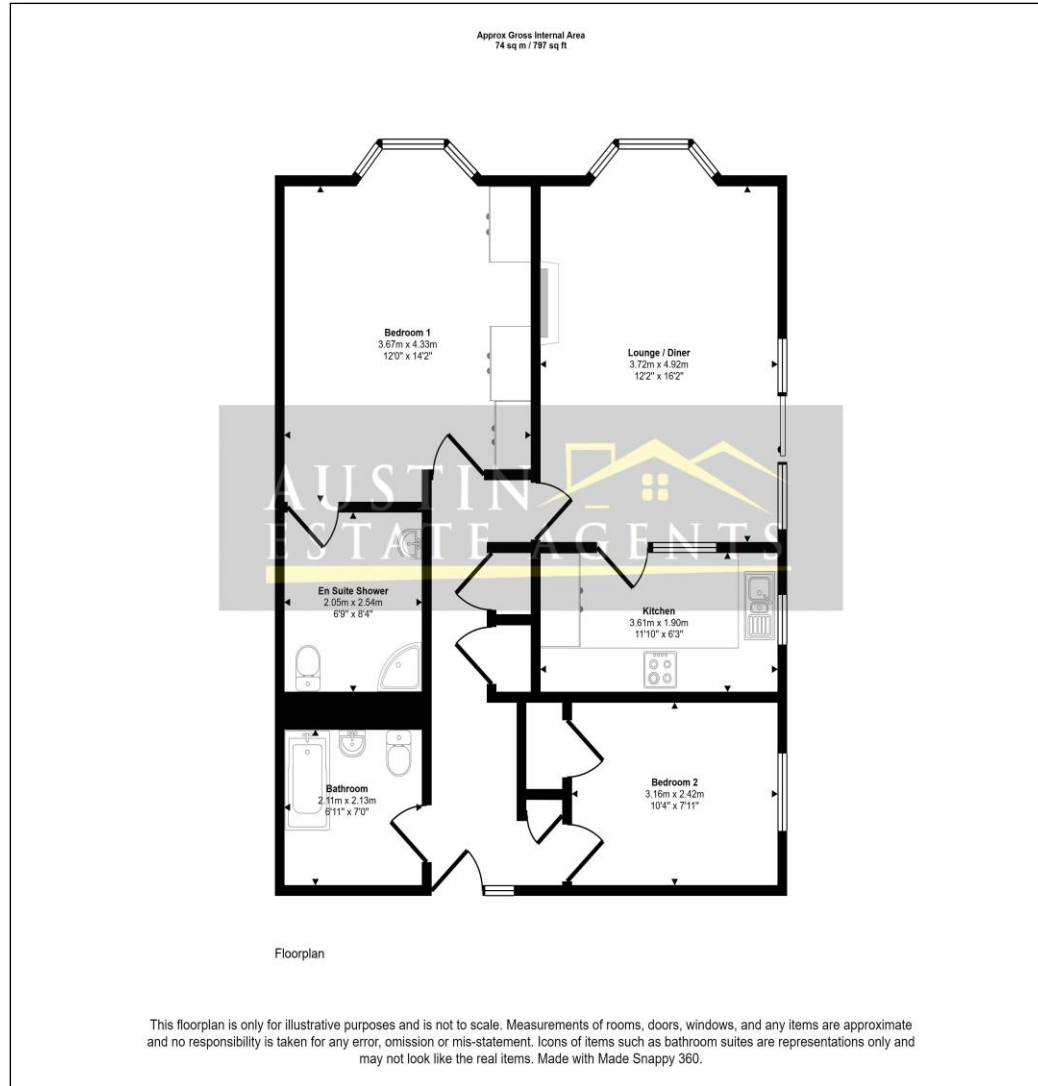
The property is situated in the highly regarded residential location of Rodwell. Its position is close to local shops and amenities, well regarded local schools and bus routes to surrounding areas. The Rodwell Trail is within walking distance providing local walks with access to Sandsfoot Castle, Sandsfoot Beach and Smallmouth Bay, as well as pedestrian access to Weymouth town centre.

For further information or to make a viewing to view this fabulous apartment, please contact the team at Austin Estate Agents.

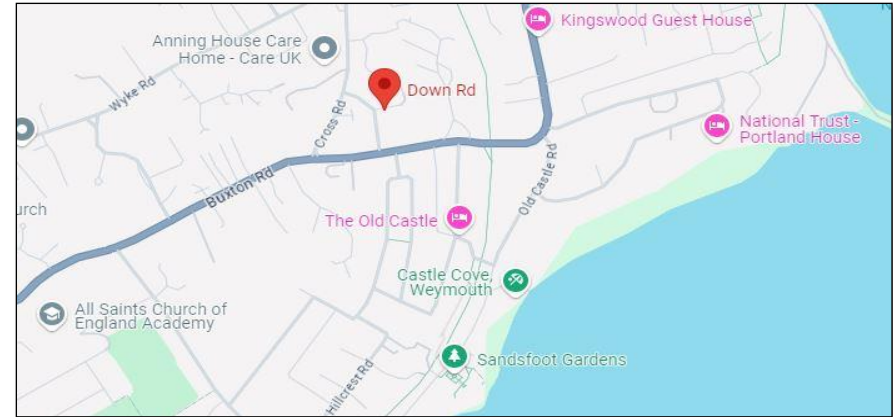
We are informed that the apartment has a share of freehold with an annual charge of £1,352.00 including buildings insurance, maintenance of the building, including the lift and gardens. The lease length is being extended to 177 years by the current owners. Lettings and pets are not permitted.



**FLOORPLAN:**



**LOCATION:**



**EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX RATING: C      TENURE: Share of Freehold**

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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 MISDESCRIPTONS 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.