



AUSTIN
ESTATE AGENTS

Compton Lodge

Lodmoor

Weymouth

Dorset

DT4 7LF

Offers in Excess of £180,000

SUMMARY

- Two Bedroom Apartment
- No Onward Chain
- En-Suite Shower Room
- Garage
- Lift Access To All Floors
- Visitors Parking
- Bus Route
- Popular Location of Lodmoor
- Short Walk to Convenience Stores
- Close to Doctors Surgery





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge / Diner 16' 1" max x 11' 10" max (4.90m max x 3.60m max)

Kitchen 10' 10" max x 10' 10" max (3.30m max x 3.30m max) L Shaped Room

Bedroom One 16' 1" x 8' 2" (4.90m x 2.50m)

En-Suite Shower Room

Bedroom Two 15' 9" x 7' 3" (4.80m x 2.20m)

Bathroom

Private Balcony

OUTSIDE

Garage

Visitors Parking

Communal Gardens

THE PROPERTY

Austin Estate Agents are pleased to offer for sale this two-bedroom apartment, located in the popular residential area of Lodmoor. The property sits on the second floor and benefits from lift access, en-suite to the master bedroom, double glazing, gas central heating, and a garage. Offered with no onward chain, this apartment presents an excellent investment opportunity.

The accommodation comprises a spacious lounge/diner with double-glazed patio doors to the front, providing excellent natural light and leading to a balcony overlooking the front communal gardens and surrounding area. The kitchen is fitted with a range of matching eye-level and base units, along with an integrated hob and oven, and features a serving hatch opening into the lounge.

There are two bedrooms, with the main bedroom benefiting from patio doors to the private balcony and an en-suite shower room. The main bathroom is fitted with a low-level WC, pedestal wash hand basin, and a roll-top freestanding bath.

Externally, the apartment block is set within well-maintained communal gardens, enhanced by a variety of attractive plants and shrubs. The property also benefits from a garage, situated in a block of four to the rear, with visitor parking available.

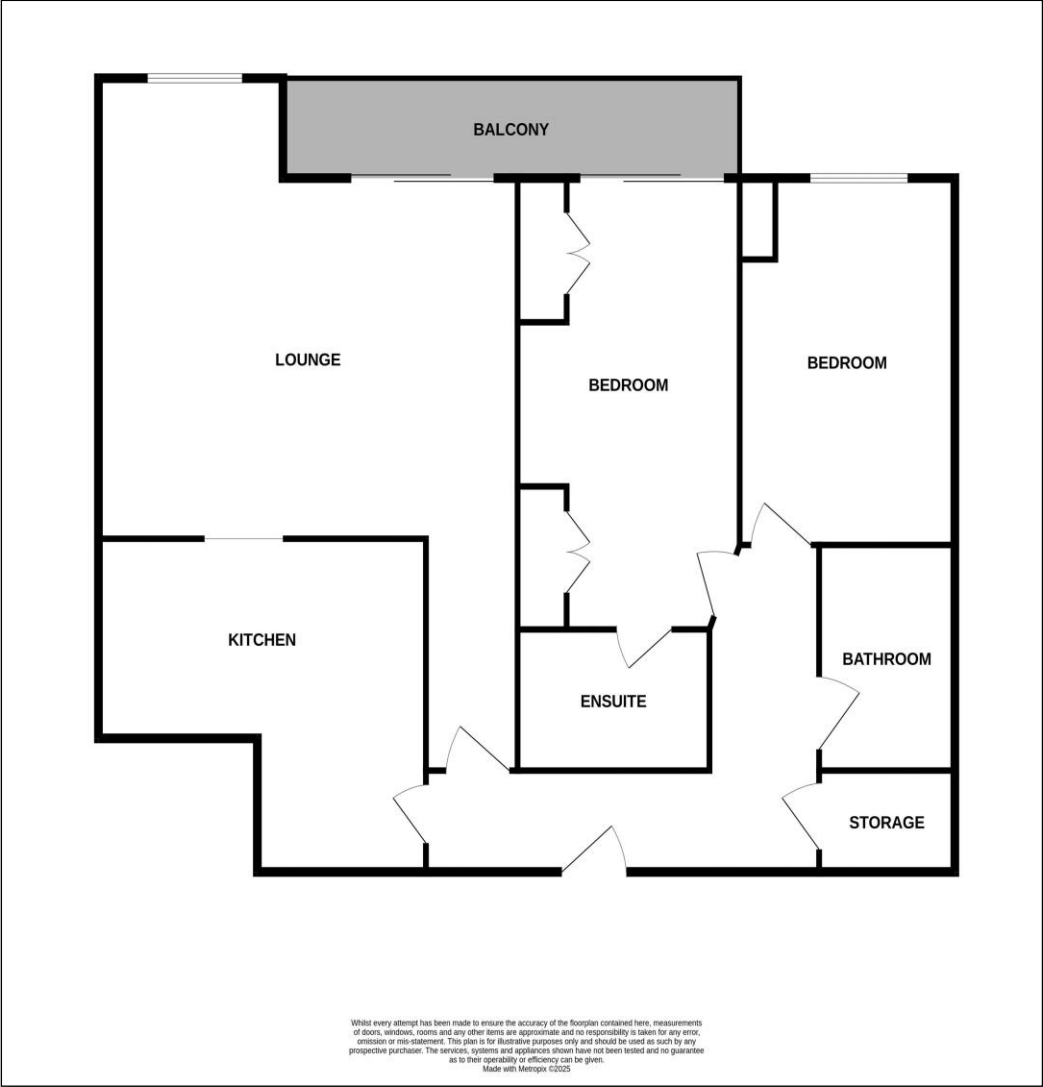
Conveniently located just a short walk from the shops, doctors' surgery and amenities of Lodmoor Hill, the apartment also enjoys good transport links. Nearby bus routes offer access to surrounding areas, and the Weymouth Relief Road, which connects to Dorchester and the A35.

For further information, or to arrange a viewing, please contact Austin Estate Agents.

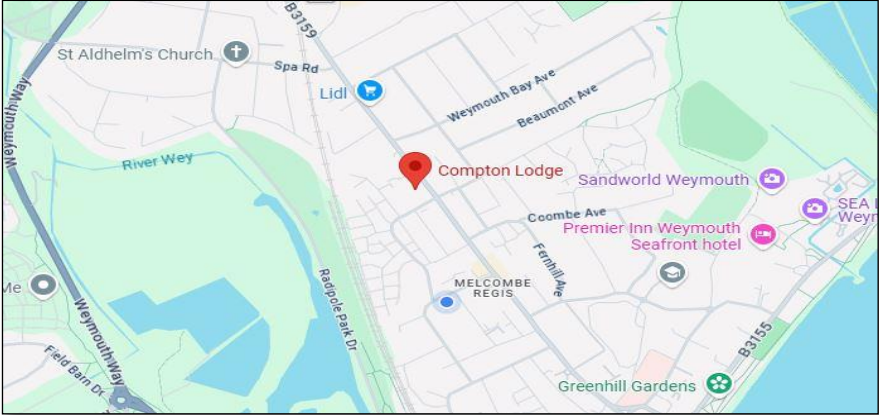
We are informed that the lease is 964 years in length with a share of freehold. The service charge is £920.00 per annum, paid quarterly. Residential lets are permitted. Holiday lets and pets are not.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 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 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.