



AUSTIN
ESTATE AGENTS

Compass Point

Dorchester Road

Weymouth

Dorset

DT4 7FJ

£285,000

SUMMARY

- Stylish Duplex Apartment
- Accommodation on Ground & Lower Ground Floors
- Two Bedrooms
- Contemporary Kitchen / Lounge / Dining Room
- Utility Room
- Modern Family Bathroom
- Allocated Parking Space
- Communal Gym, Bike Store & Locker Room
- Close to Local Shops & Amenities
- Walking Distance of Greenhill Beach & Gardens





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hallway

Bathroom 8' 2" x 4' 8" (2.48m x 1.43m)

Bedroom One 10' 3" x 10' 8" (3.13m x 3.26m)

Bedroom Two 5' 8" x 9' 5" (1.73m x 2.86m)

LOWER GROUND FLOOR

Kitchen / Lounge / Diner 14' 2" max x 29' 11" max
(4.33m max x 9.11m max)

Utility Area 5' 4" x 6' 10" (1.63m x 2.09m)

OUTSIDE

Communal Gym, Bike Store & Locker Room

Communal Garden & Bin Store

Allocated Parking Space



THE PROPERTY

We are delighted to offer for sale, this beautifully presented, duplex apartment. This bespoke property is part of Compass Point, a select development of high quality apartments with impressive communal areas including a gymnasium.

The apartment accommodation comprises an entrance hallway with a storage cupboard and doors to the bathroom and two bedrooms. Both bedrooms are tastefully decorated with sash windows giving good natural light. The family bathroom is contemporary in design comprising a vanity wash hand basin, concealed WC and bath with mains shower over and tiling to the walls and floor. From the hallway, metal stairs descend to the lower ground floor and the living accommodation.

On the lower ground floor is the spacious and stylish open plan, kitchen / living / dining room. The kitchen area boasts a range of contemporary eye level and base units with a breakfast bar, further enhanced by a range of integrated appliances including a fridge freezer, electric oven and electric hob. There is ample space for lounge and dining furniture. A door at the rear leads to the utility room with a cupboard housing the hot water tank and plumbing for a washer / dryer. From here the basement level of the building can be accessed.

Externally, the apartment has one allocated parking space, situated at the rear of the building.

Compass point was designed and built in 2020 and has been very tastefully remodelled. The building benefits from a bicycle store, storeroom and a gymnasium, which can only be accessed by residents of the building. Whilst this apartment is on the ground floor there is a lift the block servicing all floors, including the basement level where the gymnasium is located. The property is superbly presented, with the developers ensuring this new modern appearance, has not taken away the character of this 20th century building.

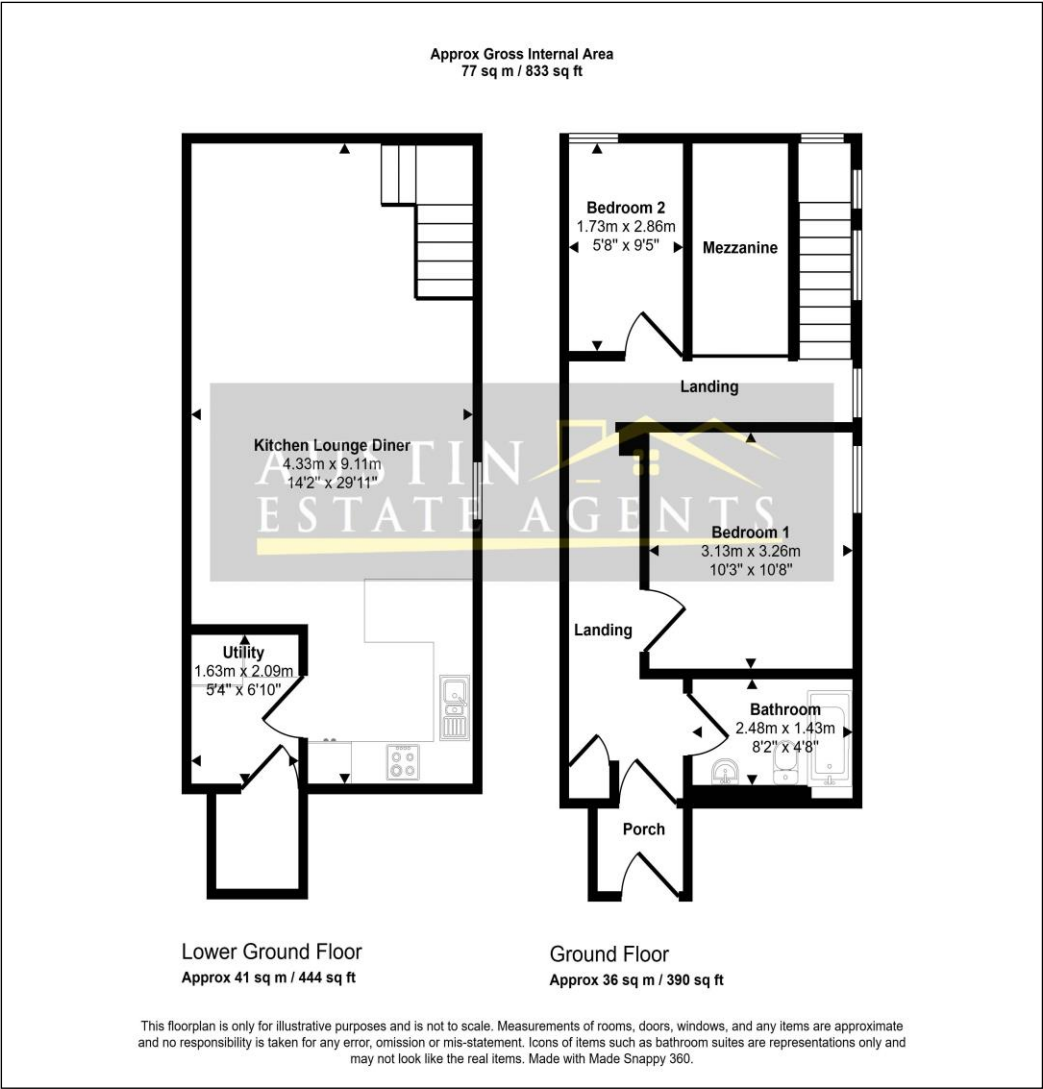
The apartment is situated within the sought after location of Lodmoor in the seaside town of Weymouth. This area has become increasingly popular over the years, with regular bus routes providing access to the beach and town centre, and many amenities including a post office, convenience stores, doctors' surgery and various eateries being a mere stones throw from the property.

Austin Estate Agents highly recommended internal viewing to fully appreciate all of the features this exciting property has to offer. Please note the current charges are: ground rent £250.00 per annum, which was fixed for 25 years, with the service charge being £1,989.61 per annum. The lease length is 125 years from new (2020).

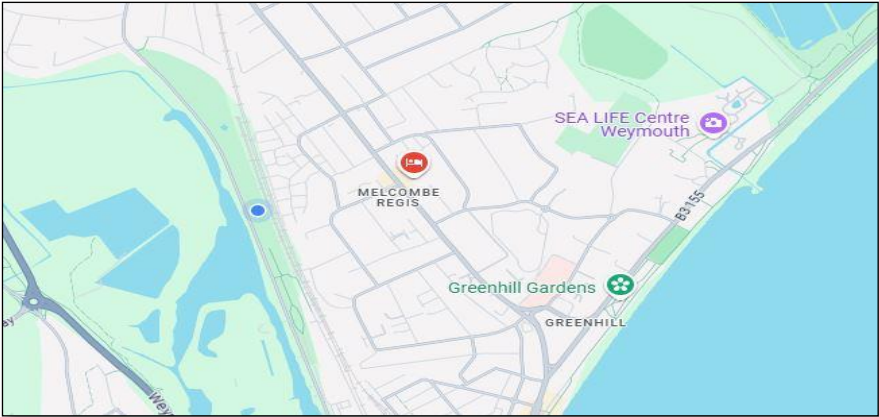




FLOORPLAN:



LOCATION:



EPC:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 51 E | 51 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.