



## Compass Point

Dorchester Road, Lodmoor, Weymouth DT4 7FJ

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

**Asking Price £275,000 Leasehold**







## **SUMMARY OF ACCOMMODATION**

### **GROUND FLOOR**

**Entrance Porch**

**Entrance Hallway**

**Bathroom**

8'2" x 4'8"

**Bedroom One**

10'3" x 10'8"

**Bedroom Two**

5'8" x 9'5"

### **LOWER GROUND FLOOR**

**Kitchen / Lounge / Diner**

14'2" max x 29'11" max ( max x max)

**Utility Area**

5'4" x 6'10"

### **OUTSIDE**

**Communal Gym, Bike Store & Locker Room**

**Communal Garden & Bin Store**

**Allocated Parking Space**

We are delighted to offer for sale this beautifully presented ground and lower ground floor duplex apartment, forming part of Compass Point, a bespoke development of high-quality apartments with impressive communal facilities, including a residents' gymnasium.

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

The lower ground floor offers a spacious and stylish open-plan kitchen/living/dining room, providing ample space for both lounge and dining furniture. The kitchen is fitted with a range of modern wall and base units with a breakfast bar and integrated appliances, including fridge freezer, electric oven and hob. A rear door leads to the utility room, housing the hot water tank and plumbing for a

washer/dryer, with access to the basement level of the building.

Externally, the apartment benefits from one allocated parking space located to the rear of the building.

Compass Point was designed and built in 2020 and has been tastefully remodelled, retaining the character of this 20th-century building while offering modern living. Residents enjoy access to a gymnasium, bicycle store and storeroom. The building is served by a lift to all floors, including the basement level.

The property is situated in the sought-after Lodmoor area of Weymouth, with regular bus routes providing easy access to the beach and town centre. Local amenities, including a post office, convenience stores, doctors' surgery and eateries, are all within close proximity.

Ground rent: £250 per annum (fixed for 25 years). Service charge: £1,989.61 per annum  
Lease: 125 years from 2020. Internal viewing is highly recommended.





Local Authority **Dorset Council**  
Council Tax Band **C**  
EPC Rating **D**



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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