



**Connells**

Coburg Place  
Coburg Place  
Weymouth



### Property Description

BRAND NEW APARTMENT CONVERSION,  
OFFERED WITH 125 YRS LEASE.

A spacious one-bedroom, one-bathroom apartment in the desirable Coburg Place development, located off the High Street in Weymouth. The property is within walking distance of award-winning beaches and local amenities, making it a prime opportunity for coastal living or investment. This apartment benefits from lift and stair access and offers a modern and practical layout across its thoughtfully designed space.

### Room Descriptions

#### Open plan Kitchen

- A single-bowl inset composite black kitchen sink, offering durability and style.
  - Integrated Lamona electric oven and induction hob, with a stainless steel hood for ventilation.
- Space and plumbing for a washing machine and space for a fridge-freezer.
- Wood-effect laminate flooring, tying the space together with a sleek finish. Laminate oak wood effect worktop
- A front-aspect sash window, providing plenty of natural light and ventilation.

**Lounge/diner area**  
Seamlessly leading from the open plan kitchen, the living room/Dining area offers the perfect space ideal for relaxing or entertaining. Key features include:

- Two front-aspect sash windows, ensuring the room is bright and airy.
- Carpeted flooring, offering comfort and warmth.
- A wall-mounted electric heater, creating a cozy environment during cooler months.

#### Bedroom

This apartment boasts a double bedroom, offering ample space and comfort:

- Bedroom 1:
  - Features a front-aspect sash window, flooding the room with natural light.
  - Carpeted flooring, ensuring warmth and coziness.

### Bathroom

The bathroom is fitted with a sleek modern white suite, including:

- o A single shower cubicle with stylish and practical fittings.
- o A low-level WC.
- o A vanity storage hand basin, combining elegance and functionality.
- o A wall-mounted heated towel rail for added comfort.

The flooring is finished with a wood-effect LVT, creating a clean, contemporary feel.

### Please Note

Please note that images used may be computer generated and/or from a show-home by the developer and are meant for guidance only. Images are general of the development and may not relate to your chosen Plot - clarification should be sought from our sales team.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



To view this property please contact Connells on

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84 St. Thomas Street  
WEYMOUTH DT4 8EN

EPC Rating:  
Exempt

Service Charge: 378.20 Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WEY309342](http://connells.co.uk/Property/WEY309342)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 May 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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