



**Connells**

Dorchester Road  
Weymouth



### Property Description

Connells Estate Agents are pleased to bring to the market a two bedroom, split level flat which is offered with No Onward Chain and has been recently renovated throughout. The property comprises a spacious living room, share of freehold, allocated parking space and within 0.3 miles of Weymouth Train Station making this a fantastic property for first time buyers, young professionals and investors.

The property has a secure communal entrance with stairs leading up to the first floor and has high ceilings throughout. The hallway has cupboard space to one side and leads into the spacious lounge-dining room with large bay window overlooking St John's Church. The property has a separate kitchen with cupboard space to three sides with space & plumbing for a cooker, fridge freezer & washing machine.

There are two double bedrooms, and the bathroom has a bath with shower over, WC, hand basin with storage below and towel rail.

There is parking to the rear of the property. The vendor informs us that the property can be sold fully furnished.

### Entrance

Glazed upvc door leading into: -

### Hallway

Carpeted. Wall mounted radiator. Side aspect double glazed window. Wall mounted thermostat. Storage cupboard. Doors leading into: -

### Living Room

18' 8" Max x 13' 5" (5.69m Max x 4.09m)  
Front aspect double glazed bay window, which enjoys pleasant views of St John's Church. Wall mounted radiator. Feature fireplace with surround. Power points. Television point. Period covings. Skirt boarding. Carpeted. Storage cupboard.

### Kitchen

9' 9" x 10' 3" (2.97m x 3.12m)  
Kitchen fitted with a range of wall and base units with work surfaces over. Inset stainless sink with drainer. Plumbing for washing machine. Space for undercounter fridge/freezer. Induction hob and fitted oven. Wooden style flooring. Wall mounted boiler. UPVc double glazed window to the rear. Covings. Skirt boarding.



### Bedroom One

11' 3" x 12' 4" (3.43m x 3.76m)

Rear aspect double glazed window. Wall mounted radiator. Electrical points. Period coving. Skirt boarding. Carpeted.

### Bedroom Two

10' x 7' 3" (3.05m x 2.21m)

Front aspect double glazed window. Wall mounted radiator. Electrical points. Period coving. Skirt boarding. Carpeted.

### Bathroom

Modern fitted suite comprising of bath with shower over, wash hand basin and low level WC. Extractor fan. Heated towel rail. Fully tiled walls. Side aspect double glazed window.

## Outside

### Allocated Parking

### Lease Length & Charges

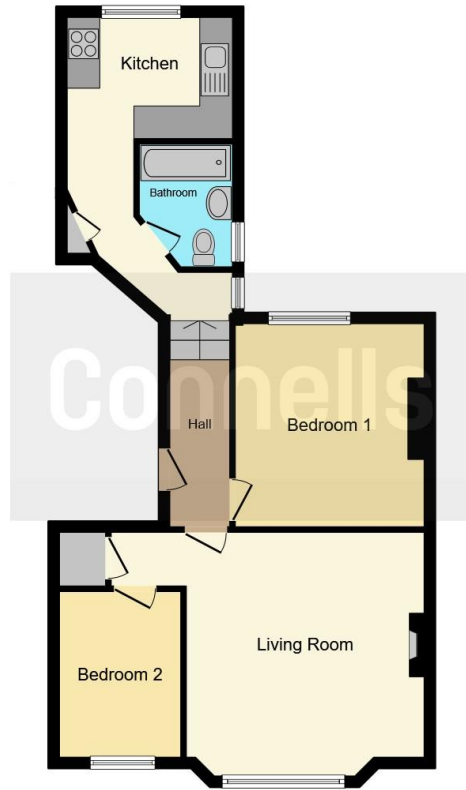
The vendor informs us; 999 year Lease from 27th January 2012, Service Charge is £3,291.16 PA for 2026 (Due to external works to the building) and has Share Of The Freehold. The vendor has been informed the charges for 2027 will be approx £1,500 PA.

(We recommend details are verified by your solicitor before incurring any additional costs.)









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

**T 01305 770 333**  
**E [weymouth@connells.co.uk](mailto:weymouth@connells.co.uk)**

84 St. Thomas Street  
WEYMOUTH DT4 8EN

EPC Rating: D Council Tax  
Band: B

Service Charge:  
4843.30

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WEY308873](http://connells.co.uk/Property/WEY308873)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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