





Dorchester Road

Lodmoor, Weymouth DT4 7LA

- First Floor Apartment
- Front Aspect Lounge
- Bathroom
- Communal Gardens to the Rear
- Close to Local Shops & Amenities
- One Double Bedroom
- Fitted Kitchen
- Allocated Parking Space
- Ideal Investment or First Time Purchase
- No Onward Chain



Price Guide £130,000 Leasehold - Share of Freehold







SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge

12'12" x 11'10"

Kitchen

6'3" x 7'5"

Bedroom One

12'10" > 9'5" x 13'10" > 9'11"

Bathroom

6'1" x 4'10"

OUTSIDE

Allocated Parking

Communal Garden

We are delighted to offer to the market, for sale with no onward chain, a spacious first floor, one bedroom flat in the popular residential location of Lodmoor. This light and airy flat benefits from a lounge, fitted kitchen, bathroom, gas central heating and an allocated parking space with communal residents garden to the rear.

Access is gained via the building communal entrance, which leads through to an entrance hallway, where stairs rise to the first floor and the flat is located. The apartment benefits from a sizeable front aspect lounge, which is a deceptively spacious room with feature fireplace. Leading on from the lounge is the fitted kitchen, offering a range of storage cupboards and space for domestic appliances, and is where the Valiant boiler (installed in 2024) is housed.

The large double bedroom is a rear aspect room with a double glazed window. Completing the accommodation is the bathroom, comprising a panelled bath, wash hand basin and WC.

Externally, to the front of the building, the flat benefits from one allocated parking space. At the rear of the building is a communal garden for the residents to share, which is predominately laid to lawn.

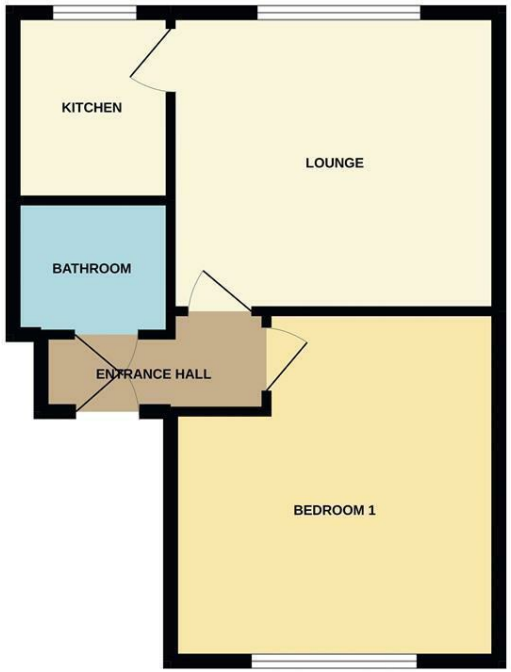
The property is located on Lodmoor Hill where a good selection of local shops and amenities can be found, including doctors' surgery, post office, public house and bus routes to surrounding areas. It is within easy access of the Weymouth Relief Road and a short drive to Weymouth Esplanade and Seafront.

Austin Estate Agents would highly recommend an internal viewing to fully appreciate all this property has to offer.

The vendor informs us that the lease is 999 years in length with 958 years remaining. The service charges are £1,100.00 per annum and the ground rent is £25.00 per annum. Residential lettings are permitted. Holiday lets are not.

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

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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