



Compton Lodge

Dorchester Road, Weymouth DT4 7LF

- Second Floor Purpose Built Apartment (with Lift)
 - Tastefully Decorated
 - Two Bathrooms & Separate WC
 - Gas Central Heating & Double Glazing
- Close to Local Shops & Amenities at Lodmoor Hill
- Two Double Bedrooms
- Contemporary Fitted Kitchen
 - Two Private Balconies
- Allocated & Visitors Parking
 - No Onward Chain

Asking Price £180,000 Leasehold - Share of Freehold



SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge / Diner

14'2" max x 17'3" max

Balcony

3'5" x 8'8"

Kitchen

10'3" x 9'6"

Bedroom One

9'4" x 13'2"

Bedroom Two

13'8" x 8'5" plus recess

Balcony

3'5" x 8'7"

Jack and Jill En Suite

8'1" x 8'

Bathroom

Separate WC

4'10" x 4'2"

OUTSIDE

Communal Gardens

Allocated Parking

Visitors Parking

We are pleased to offer for sale this second floor apartment situated in the popular residential location in Lodmoor. The apartment is available with no onward chain. The apartment is well presented including a recently fitted kitchen, with the internal accommodation including a spacious lounge / diner, two double bedrooms, two private balconies, a main bathroom, Jack 'n' Jill bathroom and separate WC, benefitting from good natural light throughout, double glazing and gas central heating. Outside the apartment further benefits from allocated parking.

The accommodation comprises an inviting entrance hallway with security entry system, a storage cupboard and access to the loft space. It leads to a spacious lounge/diner with double glazed patio doors to the rear, leading to a balcony overlooking the surrounding area. The recently fitted kitchen has two rear aspect windows and is fitted with a range of contemporary wall and base units, further enhanced with quartz worktop surfaces and integral appliances including a hob, oven, microwave, fridge freezer, wine cooler, dishwasher and washing machine.

The property enjoys two double bedrooms,

both with access to a 'Jack and Jill' en-suite bathroom. The second bedroom also features built-in wardrobes and patio doors onto a private balcony. The bathroom has a suite featuring a pedestal wash hand basin and panelled bath with complementary tiling. There is a separate WC.

Externally, the apartment block is situated within well maintained communal gardens, which boast a varied selection of attractive plants and shrubs. There is allocated private parking, as well as parking for visitors.

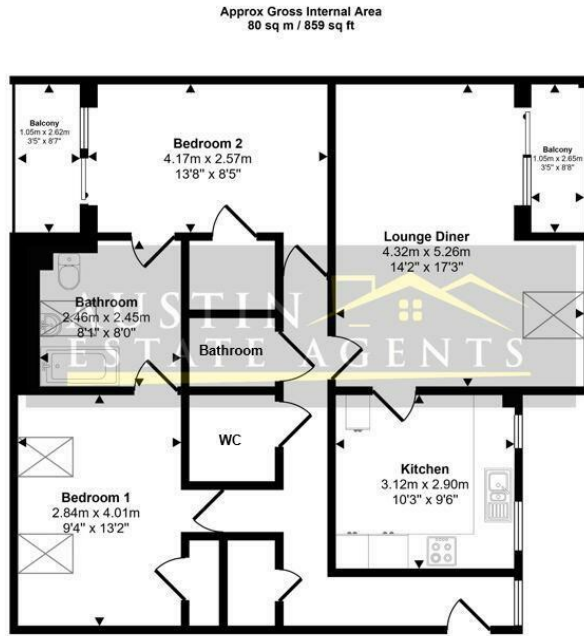
The property is situated a short distance from the shops and amenities of Lodmoor Hill. Transport links are also favourable; nearby are bus routes to surrounding areas and Weymouth Relief Road, which provides access to Dorchester and beyond, is just a short drive away.

For further information, or to make an appointment to view this apartment, please contact Austin Estate Agents.

We are informed that the lease has 960 years remaining with a share of freehold. The service charge is £1,260 per annum, paid quarterly. There is no ground rent to pay. Residential lets are permitted. Holiday lets and pets are not.



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



Floorplan

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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

