



Connells

Quayside Court Commercial Road
Weymouth



Property Description

A few minutes along from the picturesque Weymouth Harbour and according to a National Daily Newspaper that has been called the 'World's Best Restaurant' and minutes away from Weymouth's award winning beach. This magnificent duplex penthouse, one of only 4 with stunning views over Weymouth's inner harbour and outer marina.

From the ground floor communal hallway there are stairs and lift access to the duplex penthouse on the top floor, with a rarely found abundance of storage space making the ideal home whether sailing or not!

The apartment enjoys an open plan fitted kitchen/dining room with beautiful views out across Weymouth's inner harbour as well as a roof terrace also enjoying panoramic views. A glass balustrade staircase rises from the kitchen/diner to an excellent sized galleried mezzanine sitting room. Both the bedrooms are generous size doubles benefiting from built in wardrobes and the master bedroom offers its own en-suite shower room. There is also a family bathroom. The apartment is finished to a great standard throughout and benefits from a private garage.

Entrance

Door leading into:-

Hallway

Carpeted. Coving. Skirt boarding. Intercom system. Power points. Wall mounted radiator. Door leading into:-

Kitchen

9' 6" x 7' 7" (2.90m x 2.31m)

Contemporary fully fitted kitchen with a range of high gloss wall and base units, with granite worksurfaces over. Siemens fitted electric oven and microwave oven. Siemens four ring induction hob with cooker hood over. Inset stainless steel sink. Fitted dishwasher. Inset spot lighting. Integral fridge and freezer. Waste Disposal. Power points. Front aspect double glazed window, enjoying a Westerly aspect with direct Marina views. Karndean luxury vinyl tiles.

Living Room/Dining Room

18' 2" x 11' 5" (5.54m x 3.48m)

Charming space, boasting three front aspect double glazed window, enjoying a Westerly aspect with direct Marina views. Carpeted. Coving. Skirt boarding. Power points. Television point. Understairs storage cupboard. Two wall mounted electric heaters. Double glazed french doors providing access onto:-

Private Roof Terrace

Enclosed space enjoying direct marina views of a westerly aspect creating a completely private sun trap, perfect spot for watching the summer evening's sunset scenes.

Bedroom One

12' 8" x 9' 2" (3.86m x 2.79m)

Rear aspect double glazed window with fitted shutters. Carpeted. Coving. Skirt boarding. Power points. Wall mounted radiator. Pelmet wall lighting. Double fitted wardrobes. Door leading into:-

En Suite

Impressive suite, comprising shower unit, low level WC and vanity wash hand basin. Tiling. Extractor fan. Inset spot lighting. Shaver point. Underfloor heating.

Bedroom Two

10' 10" x 8' 2" (3.30m x 2.49m)

Rear aspect double glazed window with fitted shutters. Carpeted. Coving. Skirt boarding. Power points. Wall mounted radiator. Pelmet wall lighting. Double fitted wardrobes.

Bathroom

Impressive suite, paneled bath with shower attachment over, low level WC and vanity wash hand basin. Tiling. Extractor fan. Inset spot lighting. Shaver point. Cupboard housing space for a washing machine & tumble dryer. Underfloor heating.

Second Floor

Carpeted. Feature glass balustrades. Stairs leading to

Sitting Room

21' 6" x 14' 3" (6.55m x 4.34m)

Superior sized sitting room, to fully complete the accommodation. Carpeted. Power points. Generous storage cupboard. Three feature Velux rear aspect windows.

Garage

Large garage with electricity

Lease Length & Charges

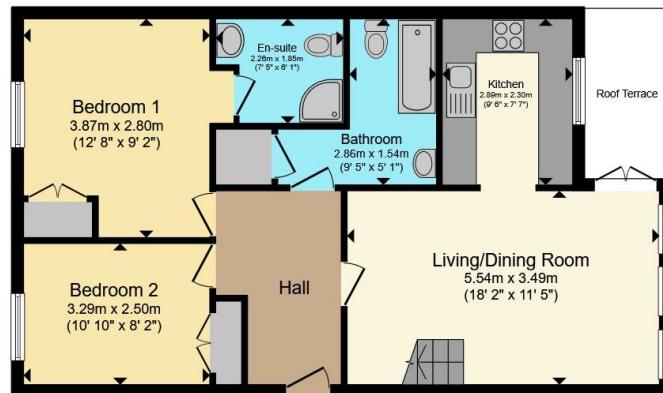
The vendor informs us there is a 999 year lease which started January 1998. Service charge is £1,015 paid twice yearly and share of the freehold.



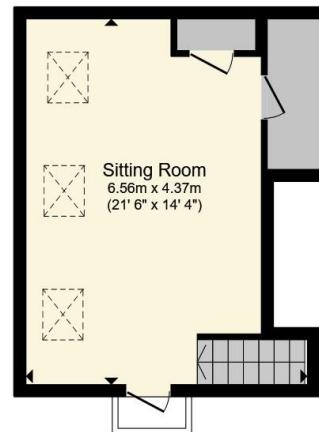




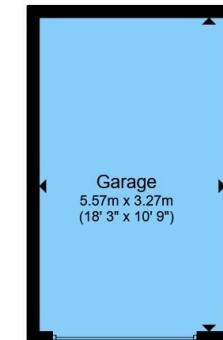
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Main Floor



Upper Floor



Garage

Total floor area 116.6 m² (1,255 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 01305 770 333
E weymouth@connells.co.uk

84 St. Thomas Street
 WEYMOUTH DT4 8EN

EPC Rating: C
 Council Tax
 Band: E

Service Charge:
 2030.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

[view this property online](http://viewthispropertyonline.connells.co.uk/Property/WEY309618) connells.co.uk/Property/WEY309618

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1998. 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.

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