



**Connells**

The Anchorage Great George Street  
Weymouth



### Property Description

The apartment comprises a lounge/diner, kitchen, bedroom and shower room. The lounge/diner is a generous size with plenty of space for furniture and offers a versatile layout. Dual aspect windows allow plenty of light to enter creating an inviting space.

The kitchen found adjacent has ample work surface, with a range of fitted units and enjoys views over the communal gardens.

The bedroom is a good size double room and allows space for traditional bedroom furniture with a large window allowing natural light to enter the room. The shower room completes the internal accommodation.

Additionally you have the benefit of a communal residents lounge, dedicated house manager, laundry facilities and guest bedroom which is available to rent.

### Hallway

Cupboard housing water tank. Door to all rooms. Carpeted. Coving. Skirt boarding. Power points.

### Living Room

16' 11" x 9' 7" (5.16m x 2.92m)

Side and rear aspect double glazed windows. Phone entry system. Power points. Coving. Carpeted. Skirt boarding.

### Kitchen

10' 9" x 5' 8" (3.28m x 1.73m)

Rear aspect double glazed window. Fitted kitchen comprising wall and base units with worksurfaces over. Inset stainless steel sink drainer. Electric hob and oven with cooker hood over. Undercounter fridge freezer. Power points. Coving.

### Entrance

Wooden door to hallway



### Bedroom

13' 1" x 10' 10" (3.99m x 3.30m)

Rear aspect double glazed window. Coving. Carpeted. Skirt boarding. Power points.

### Shower Room

Suite comprising low level WC, wash hand basin and walk in shower. Tiling. Extractor fan.

### Communal Area

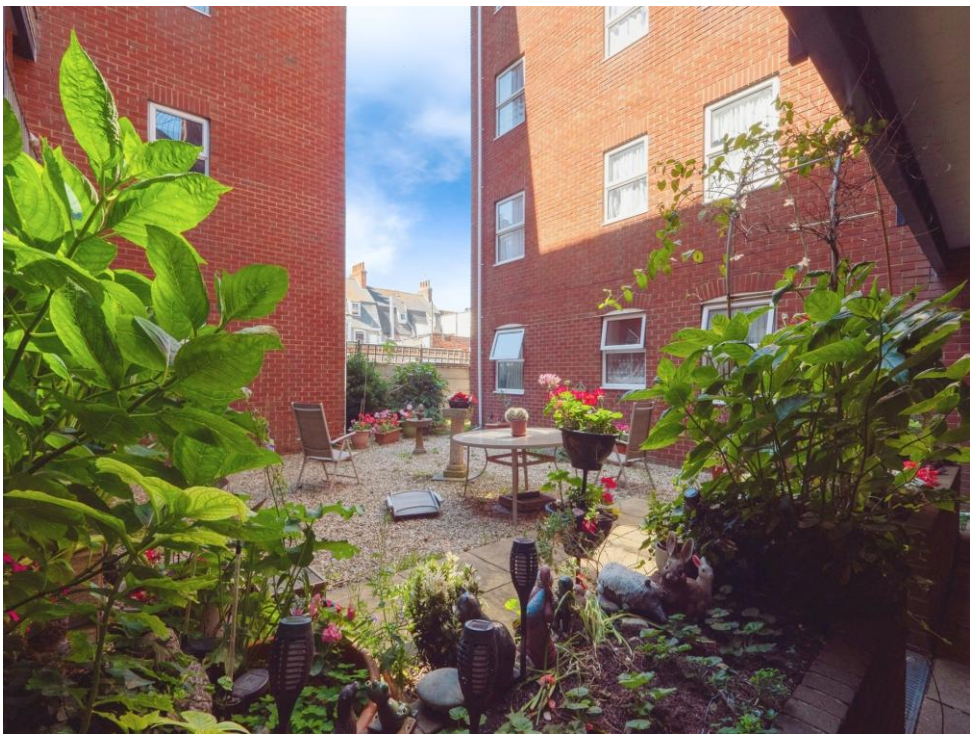
Communal lounge with views over the gardens. Laundry room.

### Lease & Maintenance Charges

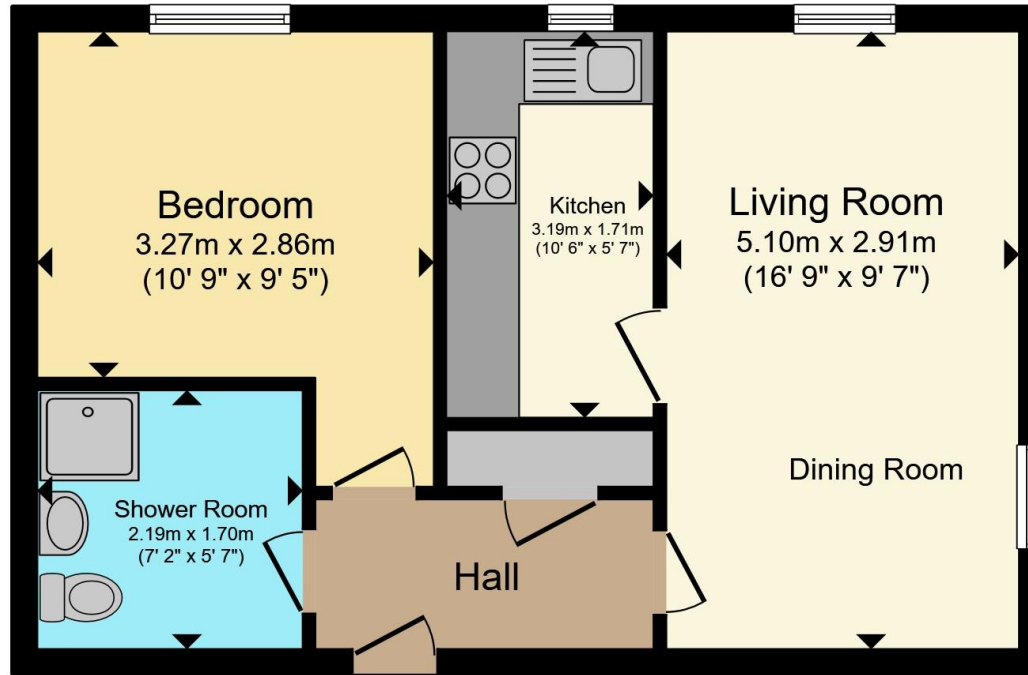
The vendor informs us that the lease commenced Jan 1982 and is for 100 years, service charge is £3,700 PA & the ground rent of £315 PA

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









**Floor Plan**

Total floor area 41.3 m<sup>2</sup> (444 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](http://www.propertybox.io)



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: C

Council Tax  
 Band: A

Service Charge:  
 3700.00

Ground Rent:  
 315.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WEY309623](http://connells.co.uk/Property/WEY309623)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1986. 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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WEY309623 - 0008