



**Connells**

Royal Victoria Lodge Victoria Square  
PORTLAND



### Property Description

Welcome to No 1 Royal Victoria Lodge, a generous two bedroom apartment which enjoys a rear aspect of the development. The accommodation in brief comprises; entrance hall, large open plan living space with kitchen area, master bedroom with en suite, second bedroom and contemporary bathroom. This impressive apartment also benefits from allocated parking.

### Open Plan Living Area

18' 6" x 9' 7" (5.64m x 2.92m)

Rear aspect glazed sash window. Wall mounted electric heater. Telephone socket. Television socket. Power points. Laminated style flooring.

### Entrance

### Porch

Door leading into: -

### Hallway

Wall mounted electric heater. Storage cupboard. Skirt boarding. Laminated style flooring. Intercom system. Loft access. Door leading into: -

### Kitchen Area

Fully fitted kitchen with a variety of wall and base units with worksurfaces over. Inset sink unit. Electric Lamona oven. Electric Lamona hob with cooker hood over. Integral fridge and freezer. Continuation of laminated style flooring. Rear aspect glazed sash bay window.



### Bedroom One

14' 1" x 9' 7" (4.29m x 2.92m)

Rear aspect glazed window. Wall mounted electric heater. Carpeted. Power points. Television point. Door leading into: -

### En Suite

Suite comprising shower unit, wash hand basin and low level WC. Tiling. Heated towel rail. Feature fireplace. Storage cupboard housing consumer unit. Continuation of laminated style flooring.

### Bedroom Two

12' 7" x 6' 6" (3.84m x 1.98m)

Triple aspect glazed sash windows. Wall mounted heater. Carpeted. Power points. Television point. Skirt boarding.

### Bathroom

Suite comprising bath with shower over, wash hand basin and low level WC. Tiling. Heated towel rail.

### Outside

### Allocated Parking

### Lease Length & Charges

The vendor informs us; of 199 year Lease, Service Charge is £2158.76 PA which includes building insurance & Ground Rent £100.









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

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84 St. Thomas Street  
WEYMOUTH DT4 8EN

EPC Rating:  
Exempt

Council Tax  
Band: A

Service Charge:  
2158.76

Ground Rent:  
100.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WEY309132](http://connells.co.uk/Property/WEY309132)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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