





Property Description

BRAND NEW APARTMENT CONVERSION,
OFFERED WITH 125 YRS LEASE.

A well-presented one-bedroom, one-bathroom home in the sought-after development of Coburg Place, conveniently located off the High Street in Weymouth. The property is close to award-winning beaches, making it perfect for coastal living or as a buy-to-let opportunity. The building is split over four floors, with this apartment accessible by both a lift and stairs.

Overview

Entrance Hallway:

Upon entering the apartment, you are greeted by a carpeted internal hallway, offering a welcoming atmosphere. The hallway features an intercom system for added security and convenience, along with a housed wall-mounted consumer unit for electrical controls.

Bathroom:

The modern bathroom is fitted with a sleek white suite comprising:

- o A corner shower unit with contemporary fittings.
- o A low-level WC designed for practicality.
- o A vanity storage hand basin, combining style with storage functionality.
- o A wall-mounted heated towel rail, ensuring warmth and comfort.

The flooring features a wood-effect style, adding a clean and modern aesthetic to the space.

Bedroom:

The spacious double bedroom is a highlight of the property, featuring:

- o A rear-aspect sash window, flooding the room with natural light.
- o An additional side sash window, providing dual-aspect views.
- o Carpeted flooring for added comfort and warmth.
- o A wall-mounted electric heater, ensuring a cozy atmosphere in cooler months.

Kitchen Area

This thoughtfully designed space features a Chelford shaker-style kitchen, offering a blend of modern and classic charm. Key features include:

- o A range of wall and base units with rolled edge laminate work surfaces, providing ample storage and workspace.
- o A single-bowl inset composite black kitchen sink, both stylish and durable.
- o Integrated appliances, including a Lamona electric oven and induction hob, with a stainless steel hood for efficient ventilation.
- o Space and plumbing for a washing machine.
- o Additional space for a fridge-freezer.
- o Wood-effect laminate flooring, tying the room together seamlessly.



Living Space

include:

- o Two rear-aspect double-glazed sash windows, which allow plenty of sunlight to flood the room.
- o Carpeted flooring, creating a cozy and comfortable ambiance.
- o A wall-mounted electric heater, ensuring warmth in colder months.

Measurements

Entrance : Door leading into:-

Hallway : Carpeted. Storage cupboard with Wall mounted consumer unit. Electrical points. Door leading into:-

Bathroom (8, 4 x 7,2) : Modern fitted suite comprising shower unit, low level WC and vanity wash hand basin. Heated towel rail. Extractor fan. Skirt boarding. Wooden style flooring.

Bedroom (8,2 x 15,4) : Rear aspect double glazed sash window. Carpeted. Skirt boarding. Wall mounted electrical heater. Electrical points.

Open Plan Living Space : (24 ,9 x 13,6 NT 11,8)

Kitchen Area : Fully fitted shaker kitchen with a range of wall and base units.

Living Area : Two front aspect double glazed sash windows. Carpeted. Wall mounted electrical heater. Electrical points.

Location

Situated in an enviable location, Coburg Place is just a short walk from Weymouth's vibrant High Street, offering a range of shops, cafes, and amenities. The property's proximity to award-winning beaches adds a unique appeal for those seeking a coastal lifestyle.

Suitability

This apartment is ideal for first-time buyers, who will appreciate its modern design and central location, or buy-to-let investors, with its strong rental potential given the desirable location, Offered with a 125 year lease

Key Features

- o WITHIN CLOSE WALKING DISTANCE TO AWARD WINING BEACHES
- o TOWN CENTRE LOCATION CONVENIENTLY CLOSE TO SHOPS AND RESTAURANTS
- o ACCESSIBLE LIVING, WITH BOTH STAIRS AND LIFT ACCESS TO ALL UPPER FLOORS
- o BRAND NEW APARTMENT CONVERSIONS TO SUIT ALL BUDGETS OFFERED WITH 125 YRS LEASE
- o MODERN FITTED KITCHENS AND BATHROOMS
- o FLOORING FITTED THROUGHOUT
- o INTERCOM MAIN ENTRANCE SYSTEM

Lease Length & Charges

The vendor informs us; 125 year Lease from 2025, Service Charge is £326.39 PA & Building Insurance is £234.15 PA.

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









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

To view this property please contact Connells on

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84 St. Thomas Street
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EPC Rating:
 Exempt

Service Charge: 326.39 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WEY309630

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 May 2025. 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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