







### Property Description

The hub of the home is certainly the spacious open-plan living area that seamlessly integrates the living, dining, and kitchen spaces. The kitchen's contemporary design features attractive finishes and ample work surface with a number of fitted units complimented by decorative tiling. The open-plan layout provides a feeling of space and offers versatility in layout, with plenty of room for furnishings.

The apartment boasts two well-proportioned bedrooms both benefiting pleasant, elevated views. The bathroom completes the apartment perfectly and comprises a bath with shower over, wash hand basin & wc finished with large decorative tiling.

There is an allocated parking space at the rear of the block. The residents of Compass Point benefit from a range of communal amenities, including a well-equipped gym, a secure storage room with allocated lock-up & bike storage.

The area is well connected with a bus route servicing Dorchester & Weymouth just moments away. Amenities include, shops, doctors' surgery and the block sits within close proximity to Weymouth Town Centre and Greenhill Beach.

The property also benefits from the views of the sea and Nothe Fort from the south easterly windows and views of the sunset from the westerly windows in the living room.

The property is also within a 10 minute distance to the beach and Lodmoor Country Park.

### Entrance

### Hallway

Wooden style flooring. Inset spot lighting. Intercom system. Power points. Doors leading into:-

### Open Plan Living

21' 1" x 14' 1" ( 6.43m x 4.29m )

### Lounge

Front aspect double glazed sash window, enjoying elevated views of a westerly aspect. Side aspect double glazed sash window. Continuation of wooden style flooring. Power points. Inset spot lighting.

### Kitchen Area

Fully fitted kitchen with a range of wall and base units with marble roll edge worksurfaces over. Inset black resin sink and drainer unit.

Tiling. Power points. Fitted oven and induction hob with cooker hood over. Feature kitchen island breakfast bar. Three feature Velux windows enjoying an Easterly aspect.



### Bedroom One

13' x 9' 5" ( 3.96m x 2.87m )

Side aspect double glazed sash window, enjoying elevated views of a southerly aspect.  
Carpeted. Power points. Fitted wardrobe. Wall mounted heater. Inset spot lighting.

### Bedroom Two

9' 7" x 11' 1" ( 2.92m x 3.38m )

Front aspect double glazed sash window, enjoying elevated views of a westerly aspect.  
Carpeted. Power points. Fitted wardrobes. Wall mounted heater. Inset spot lighting.

### Bathroom

8' 2" x 5' 4" ( 2.49m x 1.63m )

Impressive suite, comprising panelled bath with rainfall shower over, round corner top basin.  
Tiling. Matt black heated towel rail. Marble tiled flooring. Extractor fan. Inset spot lighting.

### Communal Areas

The building benefits from a bicycle store, storeroom and a communal gymnasium, which can only be accessed by residents of the building.

## Outside

### Allocated Parking

## Lease Length & Charges

The vendor informs us the property has 125 year lease from July 2020 with a service charge of £1,200 PA, the ground rent is £147 PA, Building Insurance £270 PA, pets are permitted upon request and lettings are permitted.













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)

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84 St. Thomas Street  
 WEYMOUTH DT4 8EN

EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 1200.00

Ground Rent:  
 147.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WEY309527](http://connells.co.uk/Property/WEY309527)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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