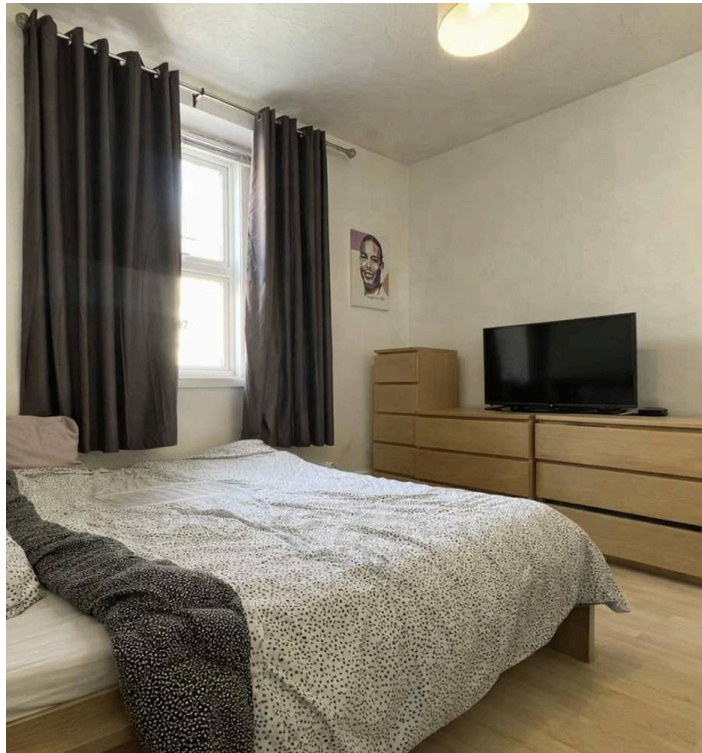




Flat 2, 721 Dorchester Road, Weymouth – DT3 5LF
£130,000



Flat 2

721 Dorchester Road, Weymouth

Modern one-bedroom ground floor flat with spacious, light-filled rooms, stylish kitchen, off-road parking, and easy access to amenities. Ideal for first-time buyers or as an investment opportunity.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Off-road parking
- 900+ year lease
- New boiler as of 2023
- Modern kitchen appliances
- Spacious open plan reception
- Modern bathroom with shower and bath
- Abundant natural light
- Contemporary laminate flooring
- Ample storage throughout
- Pets upon approval
- Built-in shelving
- Modern decor
- 1 bedroom ground floor apartment
- Convenient access to frequent bus services





Front of Property

A UPVC front door opens into a welcoming entrance hallway providing access to all rooms except the kitchen. The space features a wall-mounted radiator, thermostat, and impressively high ceilings, enhancing the sense of openness throughout the property.

Bedroom

12' 2" x 11' 6" (3.70m x 3.50m)

A generous front-aspect double bedroom with a large ceiling-height double-glazed window, drawing in excellent natural light. The room offers ample floor space for multiple wardrobes or storage units, making it highly versatile.

Bathroom

9' 10" x 6' 3" (3.00m x 1.90m)

A well proportioned partially tiled bathroom comprising of a corner bath tub with stainless mixer tap and a handheld shower above, a low level W/C, a hand wash basin with stainless taps and a large storage cupboard provides a useful storage space.

Open plan reception

17' 9" x 12' 10" (5.40m x 3.90m)

A bright and inviting reception space with two rear-aspect double-glazed windows, flooding the room with natural light. Additional features include ceiling lighting and an obscured glass panel door leading into the kitchen. The layout offers excellent flexibility for living and dining arrangements.

Kitchen

9' 2" x 7' 7" (2.80m x 2.30m)

A rear-aspect kitchen fitted with a range of eye-level and base-level units, incorporating a stainless steel sink with stainless mixer taps. There is space beneath the counter for white goods, ample room for a fridge freezer, and a Glow-worm combination boiler mounted on the wall. A wall-mounted radiator completes the space.





ALLOCATED PARKING

1 Parking Space



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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