



Dorchester Road, Weymouth, DT4 7JY
Offers In Excess Of £135,000 Leasehold


MARTIN&CO

- TWO-BEDROOM UPPER-FLOOR FLAT
- APPROX. 955 YEARS REMAINING ON LEASE
- NO ONWARD CHAIN
- COUNCIL TAX BAND A
- £110 PCM SERVICE CHARGE
- BRIGHT, NEUTRALLY DECORATED ACCOMMODATION
- CONVENIENT FOR WEYMOUTH TOWN CENTRE, BEACH & TRANSPORT LINKS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



Offered with no onward chain, this bright two-bedroom upper-floor flat provides an affordable opportunity for first-time buyers, investors or those looking for a Weymouth base.

The accommodation comprises a well-proportioned lounge, separate fitted kitchen, two bedrooms, bathroom and separate WC. The flat is neutrally decorated throughout and benefits from plenty of natural light.

A particular advantage is the exceptionally long lease, originally granted for 999 years from June 1982, together with a service charge currently advised at £110 per month. The property is also in Council Tax Band A.

Situated on Dorchester Road, the property is conveniently positioned for local shops, transport connections and Weymouth's town centre and seafront.

Offered with vacant possession and no onward chain, viewing is recommended.

***Some images have been virtually staged for illustration purposes only. The property is now vacant and empty of any furniture**

LOUNGE 11' 6" x 11' 2" (3.51m x 3.4m)

KITCHEN 8' 10" x 6' 6" (2.69m x 1.98m)

BEDROOM 12' 9" x 8' 4" (3.89m x 2.54m)

BEDROOM 9' 10" x 8' 2" (3m x 2.49m)

BATHROOM

WC

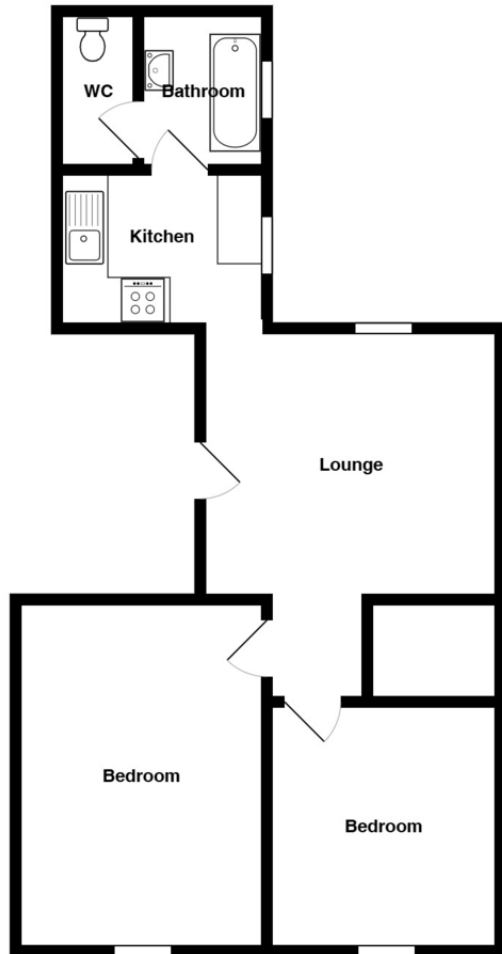
LEASE INFORMATION We have been informed by the vendor that the property benefits from a 999 year lease which commenced on the 01/06/1982.

Service Charge £110 pcm

Restrictions - no pets

Disclaimer: These particulars are a general marketing guide only and do not form part of any contract. Room measurements and floor plans are approximate and illustrative. Photographs may feature digital enhancements, object removal, or virtual staging using AI/Canva tools. Prospective buyers must conduct physical viewings and independent surveys to verify the exact condition, fixtures, and accuracy of all details prior to purchase.





All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.