



Connells

Edward Court The Esplanade
Weymouth



Property Description

A simply stunning Grade II Listed apartment with stunning harbour views.

Making the most of its elevated position with large feature-length windows, the well-appointed interior provides an impressive living room with a feature fireplace, a well-equipped fitted kitchen with integrated appliances, including a dishwasher, microwave, fridge, and fridge freezer. There are two double bedrooms. The principal bedroom enjoys the luxury of an en-suite bathroom. Whilst the second bedrooms also boast direct marina views and fitted wardrobes.

The apartment fronts Weymouth's picturesque inner harbour and is a short distance from the sweeping sandy beach and the Georgian Esplanade which provides a range of leisure and entertainment facilities, as well as shops and businesses which lead to the bustling town centre. There are Rail links from Weymouth to London or Bristol and an improved road network which makes the area very accessible. The Town 'Swing' Bridge leads across the harbour to the atmospheric and popular Hope Square which boasts a small number of shops, galleries, open-air cafes and restaurants. In the summer months, a rowing boat operates across the harbour. The Weymouth sailing club, the stone pier, Nothe Gardens, Nothe Fort and the picturesque Newtons Cove and beach are all within easy reach.

Entrance

Hallway

Carpeted. Period coving. Skirt boarding. Power points. Wall mounted radiator. Glazed wooden door leading into: -

Living Room

25' 9" x 13' 1" (7.85m x 3.99m)

Dual aspect glazed sash windows enjoying direct marina views. Carpeted. Period coving. Skirt boarding. Dado railings. Power points. Wall mounted radiator. Feature fire with surround. Access to the balcony.

Kitchen

13' 4" x 8' 6" (4.06m x 2.59m)

Fully fitted kitchen with a range of wall and base units with worksurfaces over. Inset sink and drainer unit. Tiling. Space and plumbing for a dishwasher. Space and plumbing for a washing machine. Fitted oven and four ring gas hob with cooker hood over. Integral microwave. Integral fridge freezer. Side aspect glazed window. Power points.

Lobby

Carpeted. Thermostat.



Bedroom One

13' 7" x 13' 2" (4.14m x 4.01m)

Side aspect glazed sash window enjoying direct marina views. Carpeted. Period coving. Skirt boarding. Dado railings. Power points. Three wall mounted radiators. Fitted wardrobes & drawers. Feature window. Door leading into: -

En Suite

Impressive suite comprising shower, low level WC, and vanity wash hand basin. Tiling. Inset spotlighting. Wall mounted radiator.

Bedroom Two

12' 1" x 10' 1" (3.68m x 3.07m)

Side aspect glazed sash window enjoying direct marina views. Carpeted. Period coving. Skirt boarding. Dado railings. Power points. Three wall mounted radiators. Fitted wardrobes & drawers.

Bathroom

Impressive suite comprising panelled bath, low level WC, and wash hand basin. Tiling. Wall mounted radiator. Shaver point. Tiled flooring.

Outside

Private Balcony

East facing balcony boasting direct marina views.

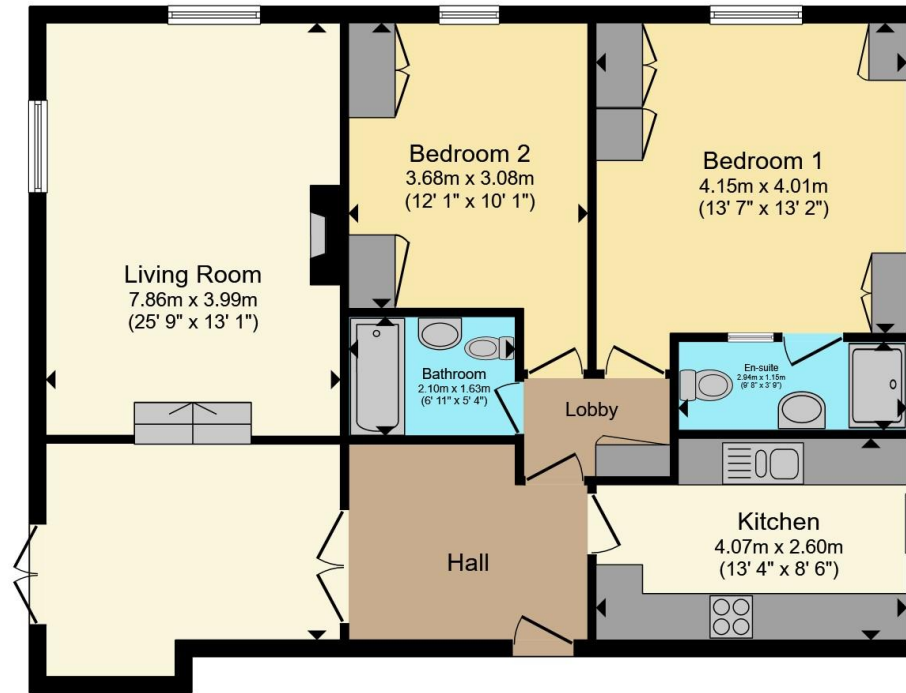
Lease & Management Charges

The vendors inform us that there is a 125 year lease which commenced in 2013, the service charge is £4,725.24 PA, pets & holiday letting is not permitted. 1/12th Share of the Freehold.









Floor Plan

Total floor area 88.8 m² (956 sq.ft.) approx

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.propertybox.io



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: C

Service Charge:
 4725.24

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WEY309768

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 May 2026. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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