



Flat 3 63 Dorchester Road  
Weymouth, DT4 7JX

**Asking Price £180,000 Share of Freehold**

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## Flat 3 63 Dorchester Road Weymouth, DT4 7JX

This stunning first floor apartment in a period building is located in the sought-after area just off Lodmoor Hill. Only a short walk to Weymouth Beach, Greenhill Beach and Greenhill Gardens, it is in an excellent location for access to the sea front. Both Weymouth town centre and harbour are also within walking distance. The flat offers spacious living with large, bright and comfortable rooms, with high ceilings, sash windows and an open fireplace, all in keeping with the period of the building. The property includes a modern fitted bathroom and kitchen, and all rooms have plenty of storage space. It has gas central heating and mains electric and water. There is one allocated off-road parking space in the driveway. Must view.

### Entrance Hall

5'10" x 2'11" (1.8 x 0.9)

Built in shelving and hanging rail.

### Bedroom 1

13'9" x 15'1" (4.2 x 4.6)

Large, west facing window, walk-in wardrobe and door leading to bathroom.

### Bathroom

10'9" x 6'10" (3.3 x 2.1)

Fitted with white suite comprising of shower above bath, partly tiled, wash basin drawer unit, WC, chrome heated towel rail, large full height storage cupboard.

### Living Room

16'0" x 14'1" (4.9 x 4.3)

Large, east facing window, original fireplace, built in shelving and cupboards to fire surround. Space for 4 seater dining table and sofa bed, door leading to kitchen.

### Kitchen

6'10" x 7'2" (2.1 x 2.2)

Bespoke fitted kitchen with a range of cupboards & drawers, stainless steel corner sink, built in oven and gas hob, space for washing machine and fridge freezer

### Parking

One Allocated parking space on the shared driveway





### Outside

This property does include a communal garden

### Lease & Maintenance

Ground Rent- N/A

Service & maintenance charge- £125pcm

This property cannot be holiday let.

Pets are allowed, subject to agreement.

### Council Tax

Band A with Dorset Council

### Flood Risk

Very low risk from rivers sea or surface water

### Construction

Traditionally built with solid walls under a pitched roof.

### Phone and Broadband signal strength and coverage

Mobile phone signals Vodafone and O2 are strong & EE and 3 are average

TV, Sky & BT are available Virgin in not available

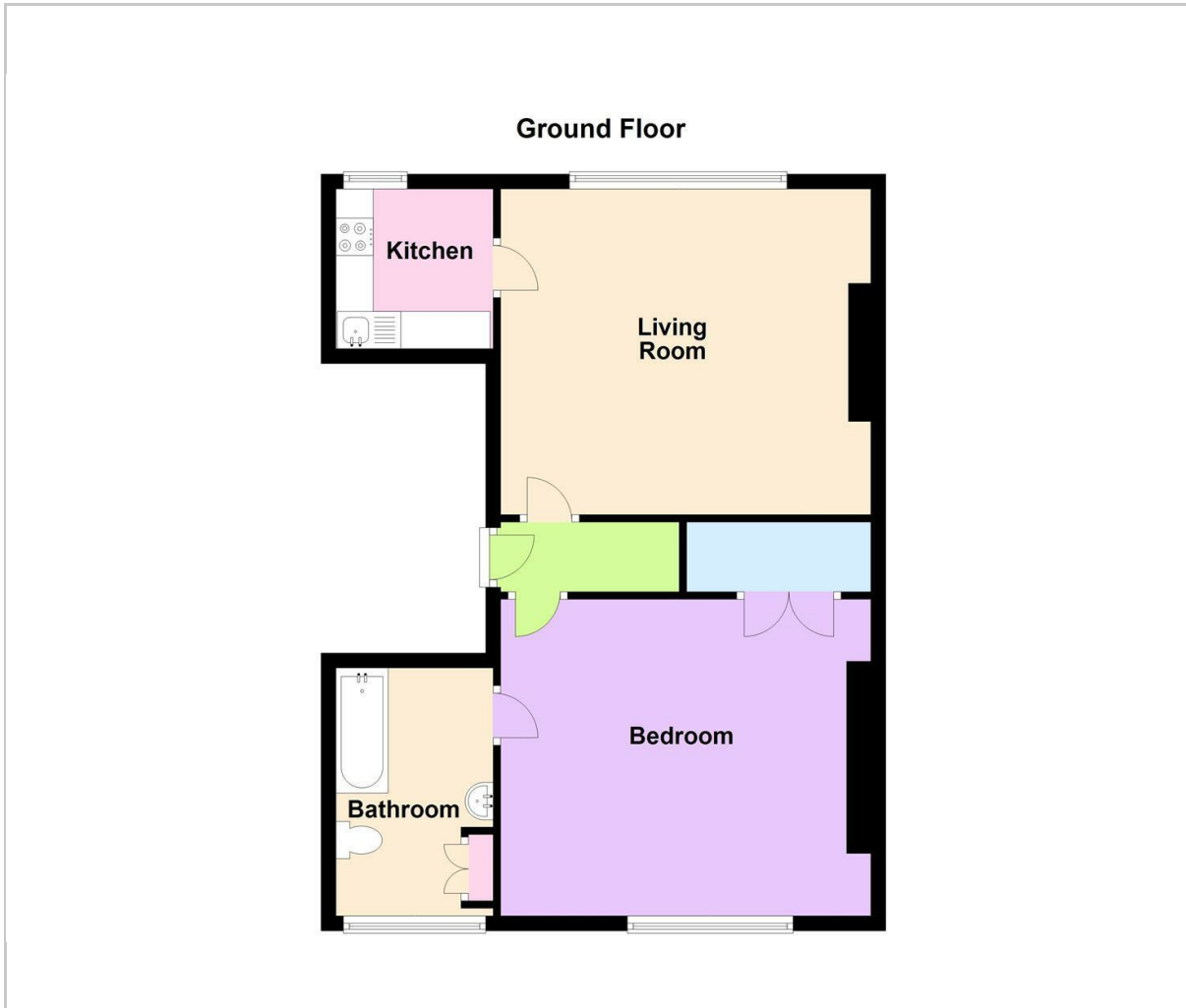
Broadband estimated standard 13 mbps  
superfast 80 mbps ultrafast 1000 mbps



### Legal Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Floor Plan



## Viewing

**Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.**

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## Area Map



## Energy Efficiency Graph

