



**Connells**

Coburg Place Coburg Place  
Weymouth





### Property Description

BRAND NEW APARTMENT CONVERSION,  
OFFERED WITH a 125 YRS LEASE.

Situated just off the main high street in Weymouth and a short stroll from award-winning beaches, Coburg Place offers the perfect blend of convenience and coastal charm. This one-bedroom plus loft room, one-bathroom, Duplex apartment on the second floor and part of a unique development spread over four floors, with each apartment boasting its own individual shape and size. All apartments benefit from lift and stair access. An opportunity to enjoy some period features, with a modern finish!

### Overview

Entrance Hallway:

The apartment features a carpeted internal hallway that creates a warm and welcoming entry. It is equipped with an intercom system for security and convenience.

### Bathroom

The bathroom is fitted with a sleek modern white suite, including:

- o A single shower cubicle with stylish and practical fittings.
- o A low-level WC.
- o A vanity storage hand basin, combining elegance and functionality.
- o A wall-mounted heated towel rail for added comfort.

The flooring is finished with a wood-effect LVT, creating a clean, contemporary feel.

### Bedroom

This apartment boasts a double bedroom, plus loft space, both offering ample space and comfort:

- o Features a rear-aspect sash window, flooding the room with natural light.
- o Carpeted flooring, ensuring warmth and coziness.
- o Includes a wall-mounted electric heater for year-round comfort.

### Kitchen

The kitchen is thoughtfully designed with a modern Chelford shaker-style finish and practical features, including:

- o A range of wall and base units with oak work surfaces.
- o A single-bowl inset composite black kitchen sink with chrome mixer tap, offering durability and style.
- o Integrated Lamona electric oven and induction hob, with a stainless steel hood for ventilation.
- o Space and plumbing for a washing machine and space for a fridge-freezer.
- o Wood-effect laminate flooring, tying the space together with a sleek finish.

### Living Room

Open Plan living area is an inviting space, ideal for relaxing or entertaining. Key features include:

- o Feature front aspect bay window, ensuring the room is bright and airy.
- o Carpeted flooring, offering comfort and warmth.
- o A wall-mounted electric heater, creating a cozy environment during cooler months.



### **Location**

Conveniently located off the High Street in Weymouth. The property is close to award-winning beaches, making it perfect for coastal living or as a buy-to-let opportunity. The building is split over four floors, with this apartment accessible by both a lift and stairs.

### **Suitability**

This apartment is perfect for first-time buyers, small families, or buy-to-let investors seeking a property with excellent rental potential.

### **Measurements**

- o Open Plan Kitchen/Diner/Lounge: 16.06 x 10'11"
- o Bedroom One: 11'02 x 7'03
- o Loft Space restricted head height, 16.07 max x 8'11 max
- o Bathroom: Single cubicle shower, vanity sink with storage, WC, wood effect LVT flooring and chrome wall hung towel rail.

### **Lease Length & Charges**

The vendor informs us; 125 year Lease from 2025, Service Charge is £313.88 PA & Building Insurance is £225.18 PA.

(We recommend details are verified by your solicitor before incurring any additional costs.)

### **Loft Space**

Accessed via doorway and stairs, this storage space offers versatile options for flexible living. Some restricted head room but benefits from natural light supplied by a rear facing window. Due to planning and building regulations this room cannot be sold as a bedroom.

### **Please Note**

Please note that images used may be computer generated and/or from a show-home by the developer and are meant for guidance only. Images are general of the development and may not relate to your chosen Plot - clarification should be sought from our sales team.





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)



To view this property please contact Connells on

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84 St. Thomas Street  
 WEYMOUTH DT4 8EN

EPC Rating: C

Service Charge: 313.88 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WEY309344](https://www.connells.co.uk/Property/WEY309344)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 May 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

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