



**Connells**

Thornlow Heights Connaught Road  
WEYMOUTH





### Property Description

'8 Thornlow Heights', is an impressive THREE bedroom SECOND FLOOR apartment with OPEN PLAN LIVING boasting an ELEVATED POSITION enjoying VIEWS.

An Exclusive Collection of Nine Apartments, positioned on the Prestigious Connaught Road. 'Thornlow Heights' showcases a selection of Two and Three bedrooms apartments, which are conveniently located to local amenities, Rodwell Trail & the historic Sandsfoot Castle making the perfect Holiday Home.

### Entrance

Door leading into:-

### Hallway

Wall mounted radiator. Wooden style flooring.  
Storage cupboard housing consumer unit.  
Door leading into:-

### Open Plan Living

Front aspect glazed window. Fitted kitchen with wall and base units with worksurfaces over. Breakfast bar area. Inset sink unit. Integral fridge/freezer, washing machine and slimline dishwasher. Inset induction hob with double oven and extractor hood over. Wall mounted radiator. Continuation of wooden style flooring.

### Bedroom One

Side aspect double glazed windows which enjoy a westerly aspect. Wall mounted radiator. Door leading into:-

### En Suite

Modern suite comprising low level WC, wash hand basin, and shower unit. Heated towel rail. Fully tiled.

### Bedroom Two

Side aspect double glazed window. Wall mounted radiator.

### Bedroom Three

Wall mounted radiator.

### Bathroom

Modern suite comprising low level WC, wash hand basin, paneled bath with rainfall shower over. Heated towel rail. Fully tiled.

### **Lease Length & Charges**

The vendor informs us; of 125 year Lease from 2022 with a Service Charge of £1,200 PA, with a Share of the Freehold. There are no restriction for keeping pets.

### **Allocated Parking**

### **Agents Notes**

The flat has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a draft lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.











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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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84 St. Thomas Street  
 WEYMOUTH DT4 8EN

EPC Rating: C

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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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