



Dorchester Road

Lodmoor, Weymouth DT4 7JX

- Beautifully Appointed First Floor Apartment
 - Tastefully Decorated Throughout
 - Large Lounge / Dining Room
 - Well Proportioned Bathroom
 - Allocated Parking Space
- Character Period Features
 - One Spacious Bedroom
 - Modern Fitted Kitchen
 - Gas Central Heating
- Close to Greenhill Beach & Gardens

Asking Price £170,000 Leasehold - Share of Freehold





SUMMARY OF ACCOMMODATION

Entrance Hallway

Lounge / Diner

13'10" x 15'8"

Kitchen

6'8" plus bay x 6'9"

Bedroom

13'2" x 15'6"

En-Suite Bathroom

OUTSIDE

Allocated Parking Space

We are delighted to offer for sale this elegant, first floor apartment, situated within easy walking distance of the gardens and beach at Greenhill. This wonderful apartment is beautifully presented and full of character features. As such we strongly recommend viewing to appreciate its considerable appeal. The accommodation includes a spacious lounge / dining room, modern fitted kitchen, spacious double bedroom and en-suite bathroom. Externally, the property enjoys a communal garden area and off road parking in the form of an allocated parking space.

Steps lead up to the communal entrance door with stairs to all floors including the first floor where the apartment is situated. The apartment hallway is an inviting space with doors to the lounge / dining room and spacious double bedroom with a storage for outdoor garments. The sitting room is situated to the front of the building, and boasts a large window giving an abundance of natural light. High ceilings, wooden floorboards and a feature fireplace with cast iron insert all add character to this elegant room. A door to the rear of the room flows through to the kitchen, which is tastefully fitted with a range of modern fitted eye level and base units, an integral four ring gas hob, electric oven and stainless steel extractor hood, with space for additional domestic appliances.

The apartment enjoys an exceptionally spacious bedroom, situated to the rear of the property with another large glazed window giving excellent natural light, this room further benefits from built-in storage. The bathroom is accessed from the bedroom and hosts a stylish suite including a WC, vanity wash hand basin and panelled bath with shower over and complementary tiled walls.

Externally, an allocated parking space is available on the shared driveway.

The property is situated within close proximity of local shops at Lodmoor Hill as well as the area's many amenities including a doctors' surgery, post office and regular bus routes to surrounding areas. Greenhill Beaches and Promenade are a short stroll away. Weymouth Town Centre is also within walking distance.

For further information, or to make an appointment to view this exceptional apartment, please call the team at Austin Estate Agents.

We are informed that the apartment comes with a share of freehold with 992 years remaining on the lease. The service charge is £125 per calendar month, paid into the freeholders bank account. There is no ground rent to pay. Residential lettings are permitted; but holiday lets are not. Pets are allowed with prior permission.



Local Authority **Dorset Council**
Council Tax Band **A**
EPC Rating **D**

Approx Gross Internal Area
56 sq m / 601 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.