

Dorchester Road

Lodmoor Weymouth, DT4 7LA

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Price Guide
£130,000 Leasehold -

Hull Gregson Hull

ESTATE AGENTS

Dorchester Road

Lodmoor Weymouth, DT4 7LA

- First Floor Apartment
- One Double Bedroom
- Front Aspect Lounge
- Fitted Kitchen
- Bathroom
- Allocated Parking Space
- Communal Gardens to the Rear
- Ideal Investment or First Time Purchase
- Close to Local Shops & Amenities
- No Onward Chain















This spacious first floor, one bedroom apartment in the desirable residential location of Lodmoor is offered for sale with no onward chain. This well-presented property includes a spacious living room, fitted kitchen, bathroom and an allocated parking space with communal residents garden to the rear.

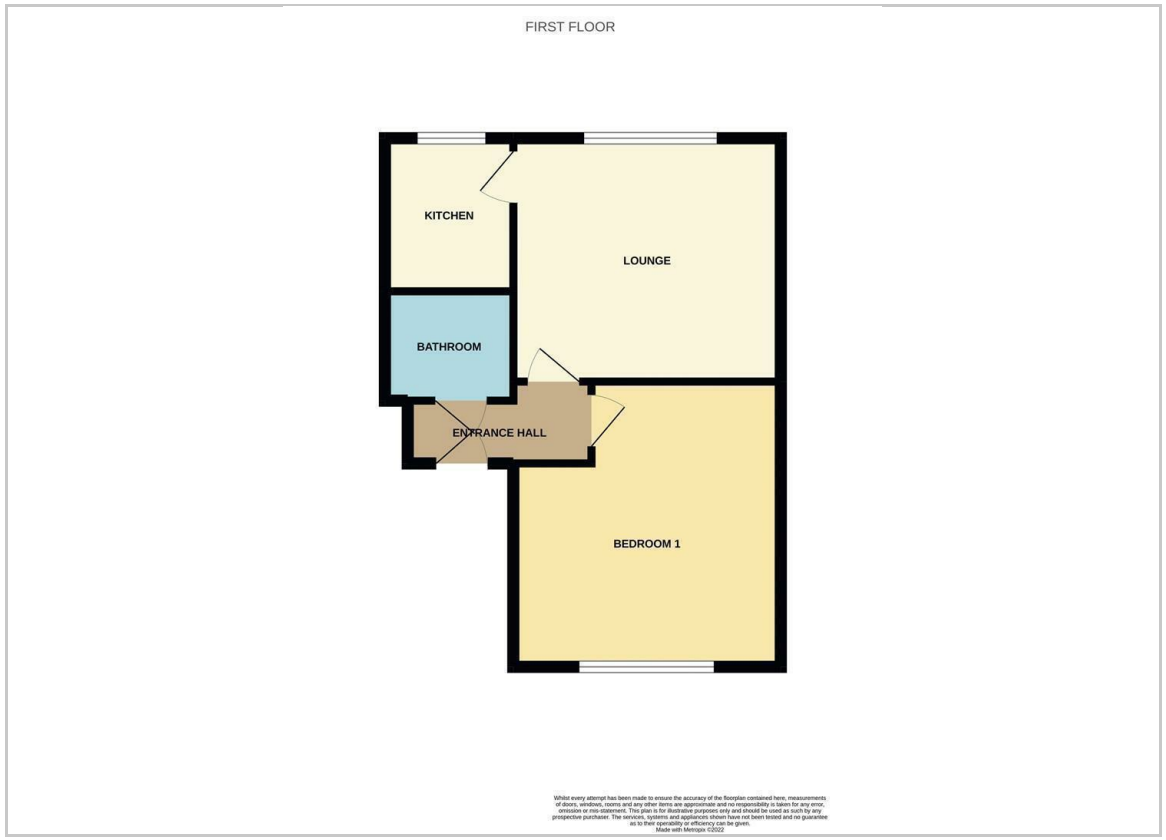
Access is gained via the building communal entrance, which leads through to an entrance hallway, where stairs rise to the first floor and the flat is located. The apartment benefits from a sizeable front aspect living room, which is a deceptively spacious room with a feature fireplace. Leading on from the lounge is the fitted kitchen, offering a range of storage cupboards and space for domestic appliances. A modern Valiant boiler is located in the kitchen and it was installed in 2024.

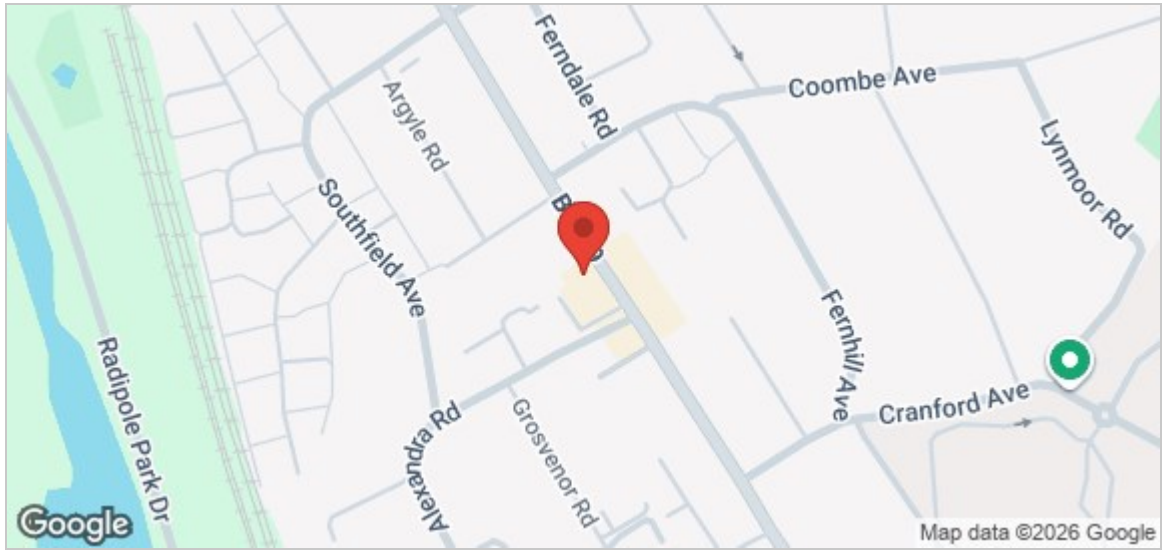
The bedroom is well-proportioned and offers a rear aspect aspect allowing for plenty of natural light. Completing the accommodation is the bathroom, comprising a modern suite with panelled bath, wash hand basin and WC.

Externally, to the front of the building, the property benefits from one allocated parking space. At the rear of the building is a communal garden which is mainly laid to lawn. Residents can enjoy this space at their own leisure.

The property is located in Lodmoor Hill, where a good selection of local shops and amenities can be found, including a doctors' surgery, a post office, a public house, a supermarket and regular bus services to surrounding areas. Weymouth seafront is within close proximately.

Hull Gregson Hull would highly recommend an internal viewing to fully appreciate all this property has to offer.





Entrance Hallway

Living Room
13'0" x 11'10" (3.95 x 3.60)

Kitchen
6'3" x 7'5" (1.90 x 2.26)

Bedroom One
12'10" > 9'5" x 13'10" > 9'11" (3.91 > 2.88 x 4.22 > 3.02)

Bathroom
6'1" x 4'10" (1.85 x 1.47)

Additional Information.
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.
The vendor informs us that the lease is 999 years in length with 958 years remaining. The service charges are £1,100.00 per annum and the ground rent is £25.00 per annum. Residential lettings are permitted. Holiday lets are not.

Property type: Ground Floor Apartment
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas Central Heating
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

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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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

