

Symonds
& Sampson

7 Passage Close
Weymouth,

7 Passage Close

Weymouth

DT4 9GE

A highly impressive 2 bedroom duplex apartment situated at Ferrybridge, adjacent to Smallmouth Bay, enjoying stunning, far reaching views over the Fleet Lagoon/Chesil Beach.



- Stunning duplex apartment enjoying far reaching sea views
 - 2/3 bedrooms with en suite
 - Well equipped kitchen/breakfast room
 - Impressive top floor studio/living room
- Tandem garage, with parking and visitors parking
 - 999 year lease and share of freehold

Guide Price **£350,000**

Leasehold

Poundbury Sales
01305 251154
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THE PROPERTY

Built in 2009 by Betterment Properties Limited, the accommodation is arranged over the 2nd and 3rd floors with a host of impressive features, designed to take advantage of the delightful views.

A communal entrance door with stairs or lift provide access to the apartment. Doors open into a hallway with airing/cloaks cupboard and well appointed family bathroom with stairs leading to the 3rd floor. Contemporary oak flooring is fitted throughout the hallway and also leading into the sitting room which enjoys the benefit of its own private balcony with delightful views over the Fleet and Chesil Beach. Open access leads through to a kitchen/breakfast room which is extensively fitted with a range of oak fronted wall and floor cupboards with granite worksurfaces, built in NEFF electric oven and microwave and integrated washer/dryer, dishwasher, fridge and freezer.

There are 2 double bedrooms with the main bedroom having a contemporary fitted en-suite shower room with upgraded shower cubicle and attractive tiled surrounds.

On the 3rd floor is a most impressive studio room ideal as a main sitting/dining room or substantial home office, enjoying stunning and far reaching double aspect views.

French doors provide access out to a private balcony with westerly facing aspect across the Fleet and Chesil Beach.

OUTSIDE

Outside there is a driveway providing off road parking and leading to a spacious tandem garage with power and light. There are communal gardens, visitors parking, dustbin store and bicycle shed.

SITUATION

The apartment is delightfully situated within the popular Ferrybridge area of Wyke Regis which is found on the southern edge of Weymouth close to the Jurassic Coastline, Chesil Beach, Portland Harbour and sailing academy. Smallmouth Bay is on your doorstep along with delightful walks along the Fleet Lagoon.

The area boasts a wide range of amenities including both primary and secondary schools, mini supermarket, hairdressers, opticians, doctor's surgery, public house, restaurant, takeaway and access to the stunning walks along the Jurassic coastline. There is a regular bus service to the town centre which can be found within 2 miles.

Weymouth is a bustling lively seaside resort providing a comprehensive range of shopping and educational facilities. There is a large sandy beach as well as a picturesque inner

harbour surrounded by a number of shops, eateries and bars. There are sailing and water sport facilities both in Weymouth and Portland.

DIRECTIONS

What3words ///asking.snake.elite

SERVICES

Mains water, electricity and drainage.

Local Authority
Dorset Council Tel 01305 221000
Band E

Broadband-Ultrafast broadband is available.
Mobile phone coverage- Network coverage is likely both indoors and out
(Information from <https://www.ofcom.org.uk>)

AGENTS NOTES

Lease Details

Leasehold with residue 999 year lease from 2009.
Service Charge from April 2026 £2,782 per annum payable half yearly

Ground rent £100 per annum.

Management Company is Passage Close Management Co Ltd, which is owned and managed by the apartment owners.

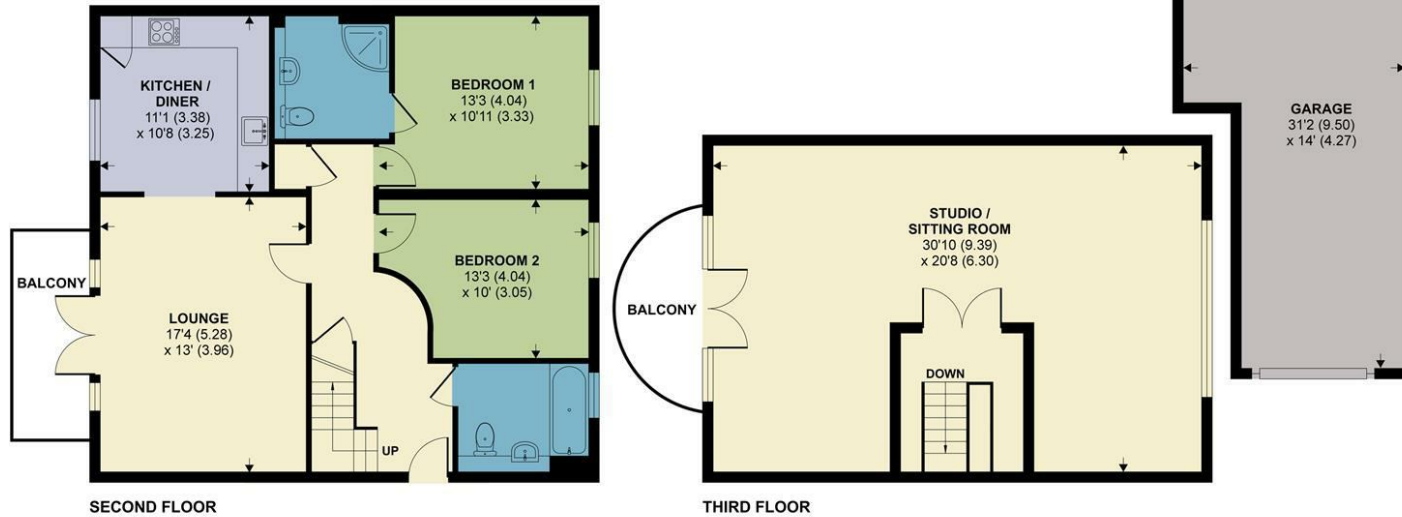


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(49-60) C			
(39-48) D			
(29-38) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Passage Close, Weymouth, DT4 9GE

Approximate Area = 1521 sq ft / 141.3 sq m (includes garage)

For identification only - Not to scale



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2020. Produced for Symonds & Sampson. REF: 627566

Poundbury/DW/2.4.26



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