



AUSTIN
ESTATE AGENTS

Compass Point

Dorchester Road

Weymouth

Dorset

DT4 7FJ

Guide Price £215,000

SUMMARY

- Two Double Bedrooms
- Second Floor Apartment (Lift)
- Open Plan Kitchen-Living Room
- Modern & Well Presented
- Allocated Parking to The Rear
- Communal Gym & Bike Store
- Sought After Location in Lodmoor
- Well Located for Local Shops
- Long Lease
- Good Buy to Let / first or Second Home





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Open Plan Living / Kitchen / Dining Room 17' 8" x 16' 8" > 12' 0" (5.38m x 5.09m > 3.66m)

Bedroom One 11' 5" x 9' 6" (3.49m x 2.90m)

Bedroom Two 9' 9" x 8' 0" (2.98m x 2.45m)

Bathroom 8' 9" x 5' 9" (2.66m x 1.74m)

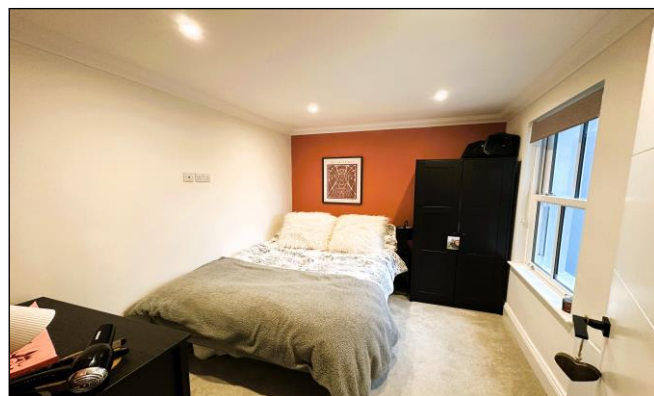
COMMUNAL AREAS

Allocated Parking Space

Gymnasium

Bike Storage

Storage Room



THE PROPERTY

We are delighted to offer this beautifully presented second floor apartment, within Compass Point, which was designed and built in 2020 and has been very stylishly remodelled. The building benefits from a bicycle store, storeroom and a communal gymnasium, which can only be accessed by residents of the building.

The apartment can be accessed via stairs or a lift servicing all floors, including the basement level where the gymnasium is located. The property is superbly presented, with the developers ensuring this new modern appearance, has not taken away the character of this 20th century building.

The apartment accommodation comprises an entrance hallway with a useful large storage cupboard and doors to all rooms. The hub of the home is a large, open plan, kitchen / living / dining area with good natural light. The kitchen area boasts a range of contemporary eye level and base units, further enhanced by a range of integrated appliances including washer dryer, fridge freezer, electric oven, four ring electric hob and extractor hood above. There is ample room in this L-shaped room for dining and lounge furniture.

The apartment further benefits from two double bedrooms, both tastefully decorated with excellent natural light. The main family bathroom is well appointed boasting a panelled bath with waterfall shower over, vanity wash hand basin and low-level WC.

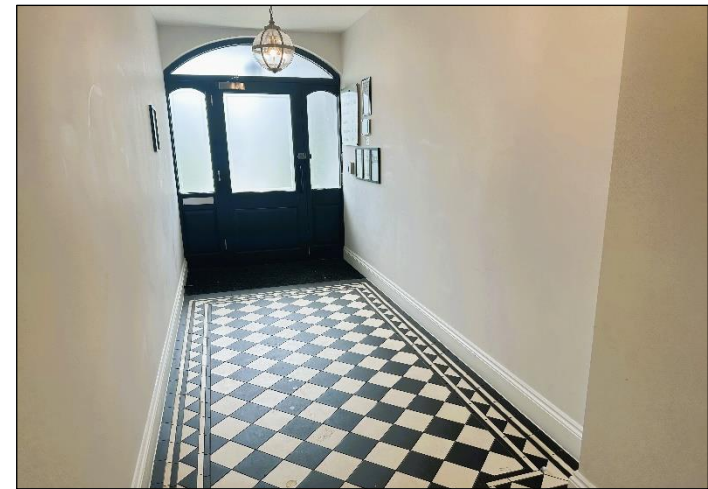
The apartment has one allocated parking space, situated at the rear of the building.

The apartment is situated within the sought after location of Lodmoor in the seaside town of Weymouth. This area has become increasingly popular over the years, with regular bus routes providing access to the beach and town centre, and many amenities including a post office, convenience stores, doctors' surgery and various eateries being a mere stones throw from the property.

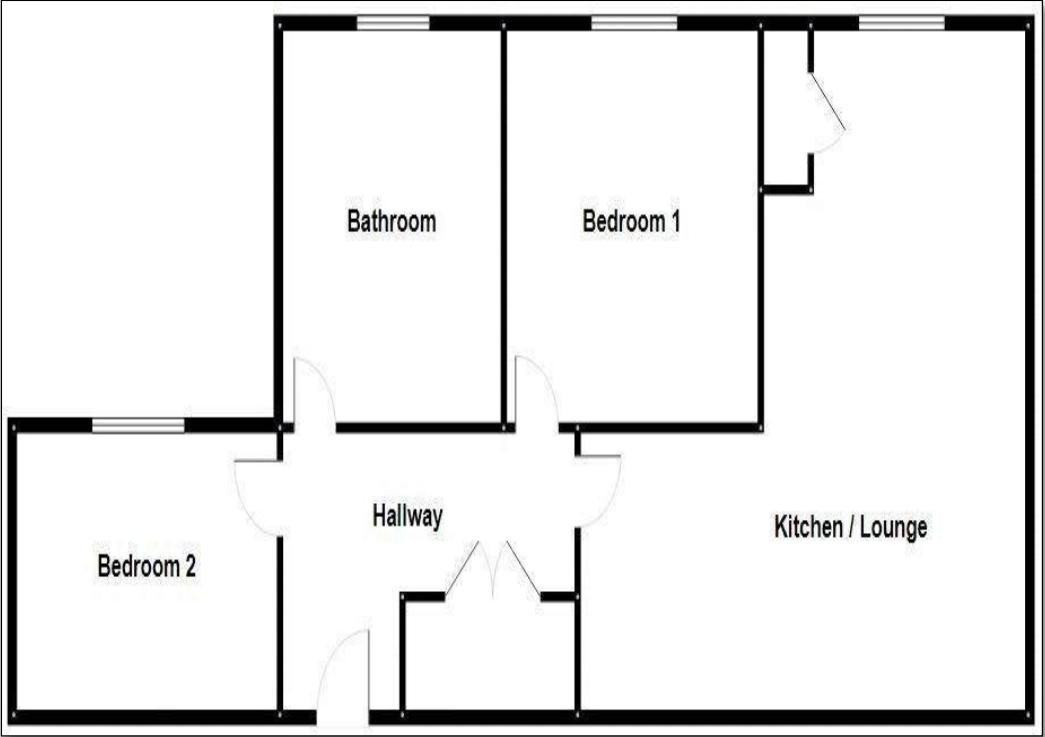
Austin Estate Agents highly recommended internal viewing to fully appreciate all of the features this exciting property has to offer.

Please note the current charges are: ground rent £182.00 per annum, with the service charge being £903.84 per annum. The lease length is 125 years from new (2020).





FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: B TENURE: Leasehold

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MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.