



AUSTIN
ESTATE AGENTS

Compass South

Rodwell Road

Rodwell

Weymouth

DT4 8QT

£225,000

SUMMARY

- First Floor Purpose Built Apartment
- Wonderful Views of Weymouth Bay
- Two Bedrooms
- Spacious Lounge & Separate Dining Area
- Fitted Kitchen
- Morning Room
- Shower Room & Separate WC
- Double Glazing & Gas Central Heating
- Garage (in Block)
- No Onward Chain





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge 19' 2" x 12' 6" (5.85m x 3.80m)

Dining Room Area 12' 2" x 10' 4" (3.70m x 3.15m)

Kitchen 8' 10" x 9' 6" (2.70m x 2.90m)

Morning Room 11' 8" x 6' 3" (3.55m x 1.90m)

Bedroom One 14' 3" x 12' 4" (4.35m x 3.75m)

Bedroom Two 10' 10" x 9' 6" (3.30m x 2.90m)

Shower Room 6' 5" x 6' 7" (1.95m x 2.00m)

WC

OUTSIDE

Garage (in Block)

Communal Gardens

THE PROPERTY

We are delighted to offer for sale this first floor apartment boasting wonderful views of Weymouth Bay to the front aspect. This spacious property is being sold with no onward chain and enjoys a lounge with separate dining area, fitted kitchen, two double bedrooms, shower room, separate WC. Outside the apartment further benefits from well maintained communal gardens and a garage in a block.

From the communal entrance, stairs ascend to the first floor where the apartment can be found. The entrance door leads into a lobby area with a part glazed door giving access to a large reception hallway hosting two storage cupboards, one housing a hot water cylinder and doors to all rooms. The lounge, situated to the rear of the property, features a very large double glazed window, flooding the room with natural light and offering delightful views over the communal gardens and the sea in the distance, over the rooftops. An archway naturally flows into a dining area which, in turn, leads into the kitchen. The kitchen is fitted with a range of matching eye level and base units with space for domestic appliances and also benefits from a large storage cupboard. A front aspect double glazed gives good natural light. The morning room is also positioned off the lounge via a glazed door. This room has large double glazed sliding window boasting garden and coastal views with built-in storage cupboards.

Bedroom one is a generously sized bedroom with a large glazed window to rear overlooking the morning room and the views beyond. Bedroom two, another double room, is situated to the front aspect with a double glazed window and built-in mirror fronted wardrobes. The shower room comprises a large independent shower cubicle, vanity wash hand basin, heated towel rail and complimentary tiling to the walls. A separate WC is found in the adjacent room. Externally, the property is favoured with attractive communal gardens, which are well maintained, being predominately laid to lawn with pleasant planting, shrubs and trees, adding to the property's allure. The apartment also enjoys a garage in block.

The apartment is located a short distance from Weymouth's vibrant old and inner harbours, with its many cafes, public houses and restaurants. A nearby bus service allows for easy access to Weymouth's town centre, as well as surrounding areas such as Wyke Regis and Portland. Weymouth's world-renowned beach can be easily accessed. Weymouth train station, with direct services to London and Bristol, is a short journey away.

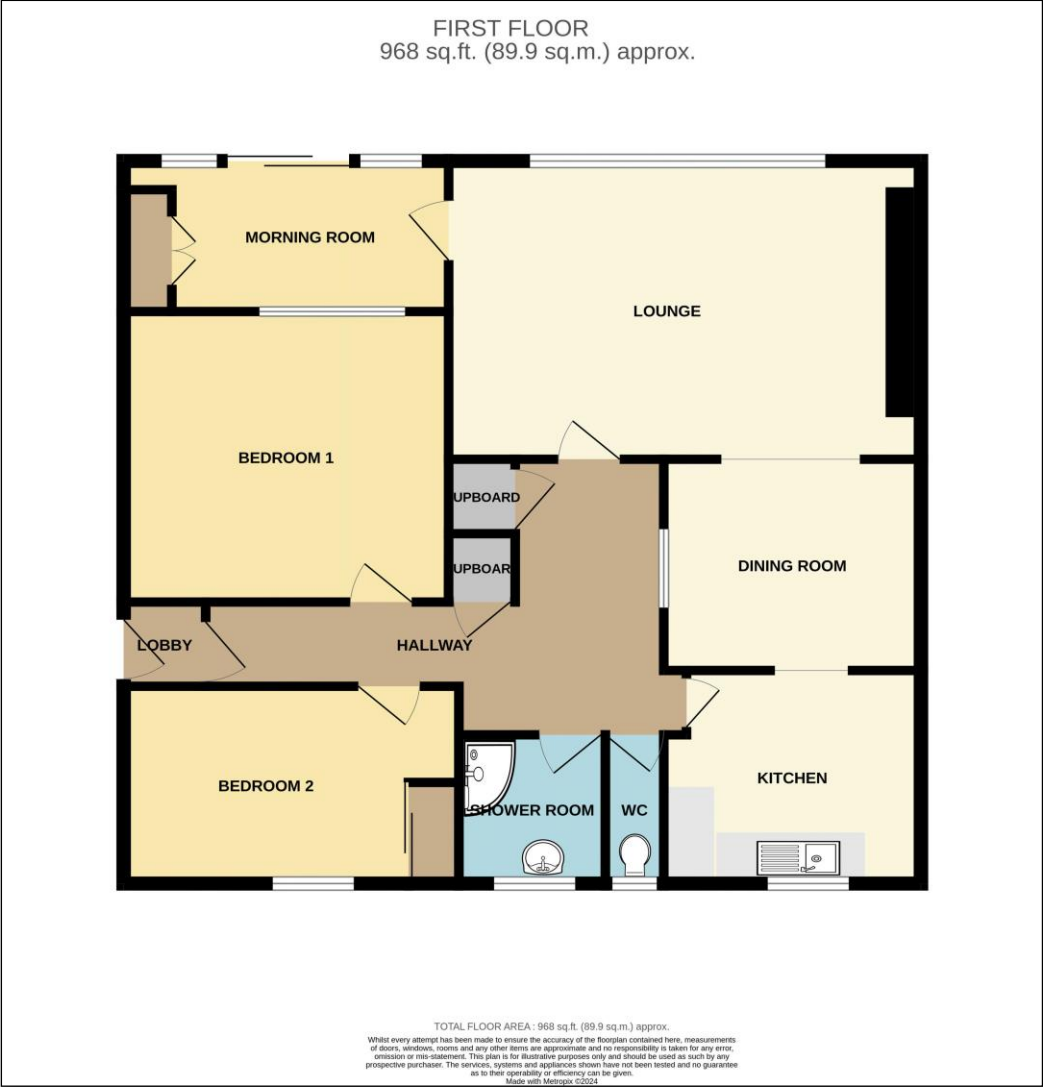
For more information or to make an appointment to view this fabulous apartment, please contact Austin Estate Agents.

We have been informed that the lease has 943 years remaining. Service charges are £1,138.34 per annum. We believe that residential lettings are permitted (but not holiday lets) and pets are allowed with prior permission. However confirmation on these points and ground rent charges should be confirmed with your solicitor.

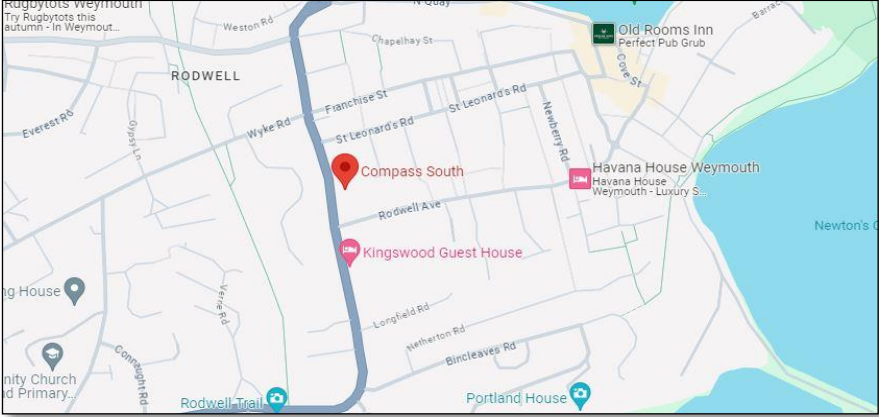




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 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.