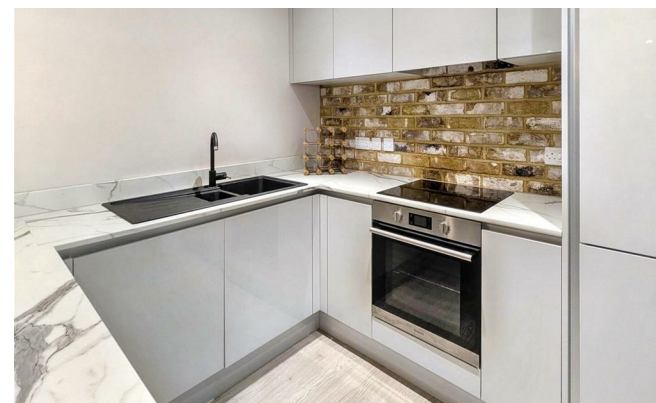




Compass Point

Dorchester Road, Lodmoor, Weymouth DT4 7FJ

- Stylish Duplex Apartment
- Contemporary Open Concept Living
- Modern Family Bathroom
- Communal Gym, Bike Store & Locker Room
- Close to Local Shops & Amenities
- Accommodation on Ground & Lower Ground Floors
- Utility Room
- Allocated Parking Space
- Walking Distance of Greenhill Beach & Gardens
- Council Tax: C EPC: D

£1,150 Per Month



SUMMARY OF ACCOMMODATION

A beautifully presented ground and lower ground floor duplex apartment, forming part of Compass Point, a bespoke development of high-quality apartments with impressive communal facilities, including a residents' gymnasium.

The accommodation enjoys an entrance hallway featuring a cupboard, doors to the two bedrooms and the family bathroom. Both bedrooms benefit from sash windows providing good natural light, the principle bedroom also features fitted wardrobes. The contemporary bathroom comprises a vanity wash hand basin, concealed WC and bath with mains shower over, with tiling to the walls and floor.

The lower ground floor offers a spacious and stylish open concept kitchen/living/dining room. The kitchen is fitted with a range of modern wall and base units with a breakfast bar and integrated appliances, including fridge freezer, electric oven and hob. A rear door leads to the utility room with plumbing for washing machine, door leads to communal facilities.

Externally, the apartment benefits from one allocated parking space located to the rear of the building.

Tenant Information:

A reservation fee equivalent to one week's rent will be required to secure the property. Upon commencement of the tenancy, this fee will be credited towards the first month's rent. A tenancy deposit equivalent to five weeks' rent will be required and will be held in a government-approved tenancy deposit protection scheme for the duration of the tenancy.

Pets will be considered at the landlord's discretion, subject to a rent uplift of £25 per calendar month. Depending on the applicant's circumstances, a guarantor may be required prior to the tenancy commencing.

Potential tenants are required to complete a pre-application prior to arranging a viewing. A full application will be required prior to approval for a tenancy.

GROUND FLOOR

Entrance Porch

Entrance Hallway

Bathroom

8'2" x 4'7"

Bedroom One

10'2" x 10'10"

Bedroom Two

5'8" x 9'5"

LOWER GROUND FLOOR

Kitchen / Lounge / Diner

14'2" max x 29'11" max

Utility Area

5'4" x 6'10"

OUTSIDE

Communal Gym, Bike Store & Locker Room

Communal Garden & Bin Store

Allocated Parking Space



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



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.

