



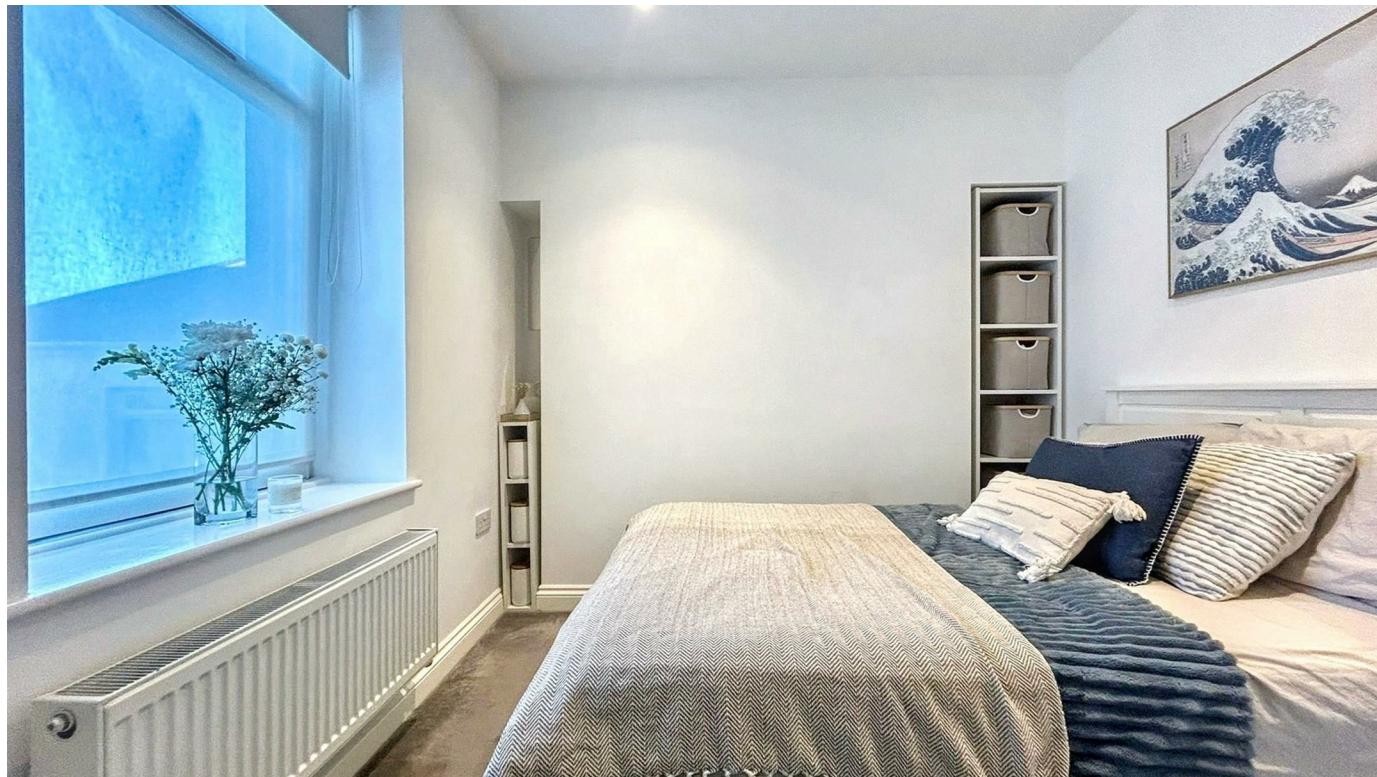
## Dorchester Road

Lodmoor, Weymouth DT4 7JY

- First Floor Apartment
- High Specification, Modern Kitchen
- Security Entryphone System
- Holiday Lets Permitted
- Light, Open Plan Living Space
- Beautifully Presented
- Contemporary Shower Room
- Share of Freehold with Long, 999 Year Lease
- Ideal Purchase for First Time Buyer or Investor
- EPC: C - Council Tax Band: A

**Price Guide £130,000 Leasehold - Share of Freehold**





## SUMMARY OF ACCOMMODATION

### Entrance Hallway

### Living / Kitchen

16'12" max x 11'10" max

### Bedroom

11'1" max x 8'10" max

### Shower Room

8'6" max x 4'1"



We are excited to offer this beautifully presented, first floor apartment. Offered with Share of Freehold, the property is ideally situated within a few minutes walk of the beach, as well as shops and amenities. A beautifully presented first floor flat, offering contemporary living within easy reach of Weymouth beach. Viewings by appointment only.

From the building entrance door, which features security intercom system and remote access for guests, stairs rise to the first floor and the apartment entrance door; opening into a hallway which affords access to the accommodation. To the front is the light and airy, open plan living space, with two windows to the front, offering ample space to relax and entertain with seating and

dining area, there is a modern kitchen to the side which extends into the recess. The double bedroom features window to the rear. The shower room offers a larger shower area, basin and WC.

The apartment is situated approximately five minutes walk from the seafront. Local amenities include a Tesco Metro, launderette, public house, food outlets, post-office and doctors' surgery. There are regular buses to both Weymouth and Dorchester town centres.

For further information or to make an appointment to view, please call the team at Austin Estate Agents.

We are informed by the vendor that the lease has 994 years remaining with an annual service charge of £640.00. No ground rent is payable.

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



Whilst every care has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any inaccuracy or omission in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect and surveyor have not tested any services or equipment and no guarantee as to their operability or efficiency can be given.  
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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.