

**DIRECT**



**MOVES**



## **Dorchester Road**

, Weymouth DT4 7FD

- Two double bedroom second floor apartment.
  - Modern bathroom and En-suite
  - Service charge - Approx £85 pcm
- located on Dorchester road, a short walk from Lodmoor Hill amenities
- Spacious open plan living.
- Allocated parking space in Car-park
- Long lease of over 800 years
- Close to local transport links and Major supermarkets

**Guide Price £210,000 Leasehold**







### Front of property

Baytrees is an attractive, well maintained building the frontage enjoys a large communal lawn with a central pathway and a variety of mature shrubbery around the parameter, the space is enclosed with both brick built walls and fencing.

### Rear of property

To the rear of the property we have a private enclosed car-park with allocated parking spaces and fence enclosed bin storage.

### Communal Hallway

The communal entrance is located off the private car-park, the clean and sleek interior stairs lead to the second floor and our front door

### Entrance

Wood laminate flooring throughout, a wall mounted radiator, thermostat on wall, doors into all rooms, an airing cupboard with shelves and hanging rails provides useful storage.



### Open Plan Living Room

22'3" x 11'5"

Dual double glazed, side aspect windows provide views over Weymouth as well as ample natural light. Features include; A wall mounted radiator, ceiling spotlights and power points. The space is open and flows seamlessly into the kitchen area.

### Open Plan Kitchen

A modern fitted, side aspect kitchen with a range of both eye and base level units with incorporated fridge freezer, washing machine and dishwasher. A four ring gas hob with glass splashback and extractor fan sits above an electric oven. A one and a half sink with spray mixer tap is found atop the wooden counter tops. Ceiling spotlights light the room as well as double glazed windows.

### Bathroom

8'10" x 4'11"

A side aspect partially tiled bathroom with a double glazed Velux window, low level W/C, a bath tub with stainless taps and a shower attachment above, a vanity style hand wash basin with incorporated storage and a heated towel rail.

### Bedroom Two

10'9" x 12'1"

A rear aspect double bedroom with a double glazed Velux window, wall mounted radiator, and wood laminate flooring.

### Bedroom One

14'9" x 11'1"

A rear aspect large double bedroom with a double glazed Velux window, wall mounted radiator, and luxurious thick carpet flooring. Door leads into en-suite.

### En-suite

6'6" x 4'3"

Fully tiled En-suite shower room with corner shower cubicle, low level WC and hand wash basin. Shaver socket and extractor fan.





Local Authority  
Council Tax Band **C**  
EPC Rating **B**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not been tested and no guarantee as to their operation or efficiency can be given.  
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