Instinct Guides You

Lansdowne Square, Weymouth
£135,000

- No Onward Chain
- One Double Bedroom
- Located In Rodwell
- Close To Amenities
- Walking Distance To Town Centre
- Communal Garden
- Period Home
- Upper Ground Floor

Nestled in one of Rodwell's peaceful cul-de-sacs, this generously proportioned and well-appointed one-bedroom apartment enjoys a prime upper ground floor position, just moments from Weymouth Marina. Offered with no onward chain and long lease this charming period home also benefits from parking on a first come, first served basis.

Accessed via a grand entrance at the front of the building, the property opens into a central lounge/ dining area with large rear bay window adding to the character of the room. This spacious room is enhanced by natural light and features ample space for both seating and dining arrangements. The adjoining spacious kitchen is well-appointed with space for appliances and generous countertop space.

From the lounge, a door leads to the double bedroom with high ceilings and space for ample furniture. Across the lounge and through the kitchen lies the bathroom, fitted with a white suite comprising a full-sized bath with overhead shower, pedestal sink and toilet, all set beneath a frosted window for privacy.

To the rear is a well maintained communal garden. To the front is parking on a first come, first served basis.

Set within a cul-de-sac of attractive character properties, this home enjoys an enviable location just a short stroll from Weymouth's historic harbour and vibrant town centre, making it ideal for full-time living, a second home, or an investment opportunity.

Room Dimensions

Kitchen 14'0" max x 9'4" max (4.27m max x 2.87m max)

Lounge/Diner 14'0" max x 12'7" max (4.27m max x 3.84m max)

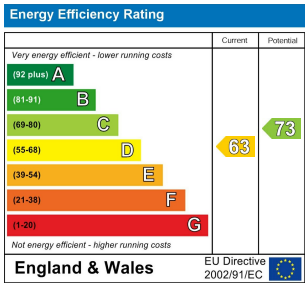
Bedroom One 14'0" x 9'4" (4.27m x 2.87m)

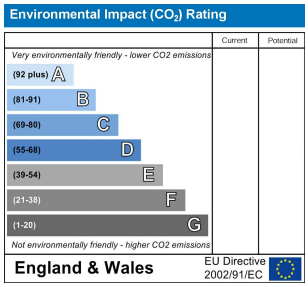
Bathroom

Lease & Maintenance Information

The vendor informs us there will be a new 999 year lease, there is a service charge of approx £922.80 per annum & a ground rent of £125.00 per annum, long term lets are permitted but no holiday lets or pets.

We advise that you check these details before incurring any costs.





Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.