



2 Rodwell Lodge
Rodwell Road Weymouth, DT4 8QT

£200,000 Leasehold

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A two bedroom purpose built ground floor flat with two allocated parking spaces and located a short walk from Weymouth's picturesque Harbour area and Town Centre. The flat has been well presented with modern fitted kitchen and bathroom suites, there is gas central heating and UPVC double glazed windows.

Entrance hall

Two built in cupboards

Lounge

17'1" x 13'3" (5.21 x 4.06)

Sliding patio doors to Juliet balcony overlooking garden and distant view to cliff tops

Kitchen

8'11" x 8'10" (2.72 x 2.70)

Bedroom 1

13'7" x 9'7" (4.15 x 2.94)

Bedroom 2

12'4" x 7'9" (3.78 x 2.37)

Bathroom

Fitted with modern white suite offering jacuzzi bath, wash hand basin and WC

Parking

Two parking spaces one in front of the flat and one to the rear

Communal Gardens

Rodwell Lodge is set in its own attractive ground, there is also an attractive private residents garden area behind the garages with a drying area

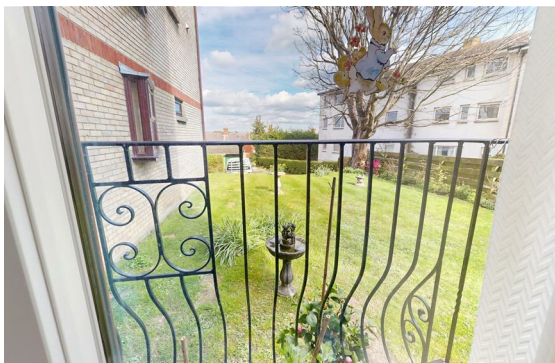
Lease

Held on a 999 year lease from 1981

Ground Rent & Maintenance Charge

The residents jointly own the freehold so there is £0 ground rent

The current maintenance charge is £1,134.40 per annum





Letting Restriction

Letting of the flats at Rodwell Lodge is not permitted

Utility Supplies

Mains gas, electricity, drainage and water are connected

Council Tax

Band B with Dorset Council

Flood Risk

Very low risk from rivers sea or surface water

Phone and Broadband signal strength and coverage

Mobile phone signals Vodafone, EE, 3 and O2 are strong, are average

TV, Sky & BT are available Virgin is not available

Broadband estimated standard 16 mbps superfast 80 mbps ultrafast is not available

Construction

Traditional cavity construction and a partially pitched and partially flat roof

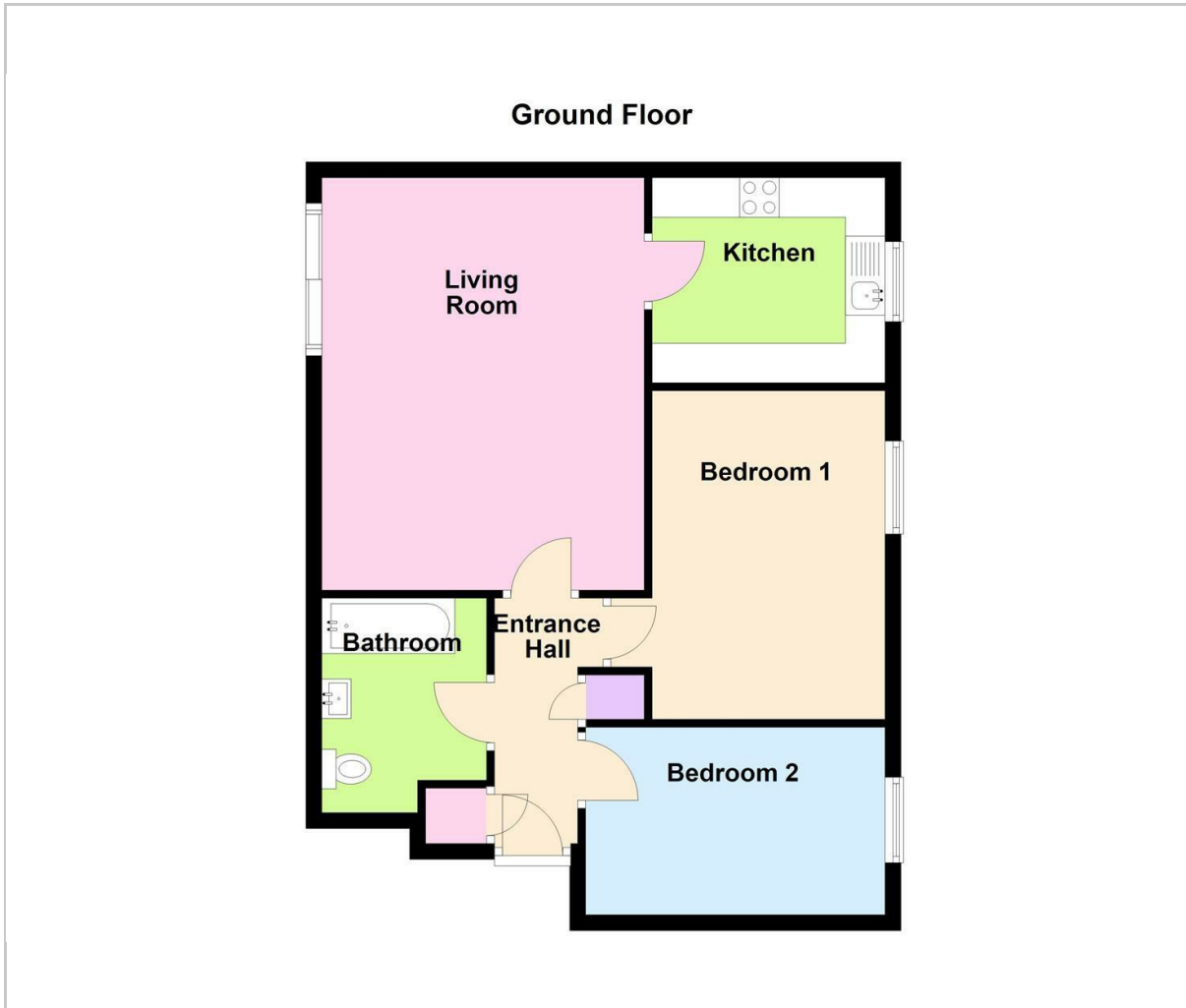
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representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan

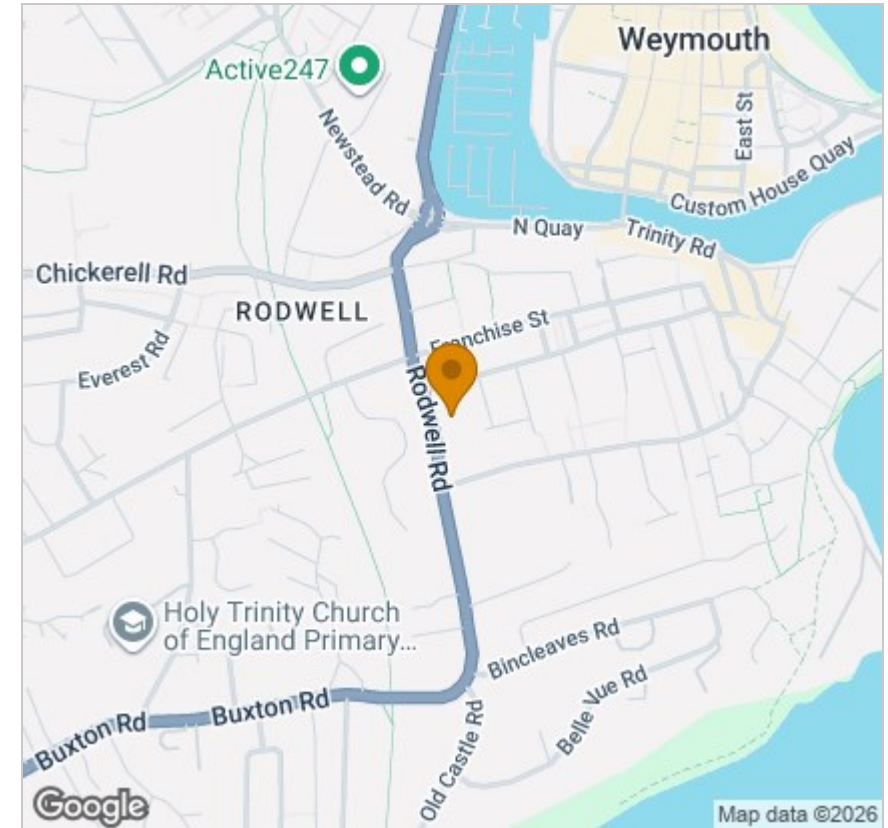


Viewing

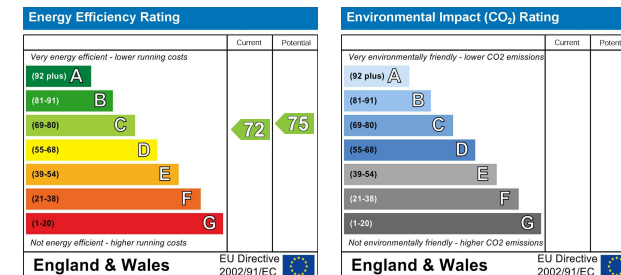
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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