



Rodwell Lodge Rodwell Road
Weymouth, DT4 8QT

£200,000 Leasehold

 2  1  1  C

Rodwell Lodge Rodwell Road

Weymouth, DT4 8QT

With Sea Views to Weymouth Bay from the lounge is this well presented two bedroom purpose built first floor apartment with a refitted contemporary kitchen and shower room. Located a short walk from Weymouth Marina, Town Centre and the picturesque Harbour Area there are also good local amenities close by. The flat offers well proportioned rooms and includes gas central heating and double glazed windows, there is also a lift to all floors and a communal garden to the rear for the residents

Entrance Hall

Two Built in cupboards

Lounge

17'2" x 13'4" (5.24 x 4.08)

Patio doors on to Juliette balcony with Sea Views to Weymouth Bay

Kitchen

8'10" x 8'9" (2.71 x 2.68)

Modern range of kitchen units offering sink unit set into work tops with drawers and cupboard below built in electric hob and oven, there is a space for washing machine and fridge freezer, wall mounted gas boiler for hot water and central heating

Bedroom 1

13'5" x 8'9" (4.10 x 2.68)

Built in range of wardrobes

Bedroom 2

12'4" x 7'9" (3.77 x 2.38)

Shower Room

Refitted and modernised with contemporary white suite offering a double sized walk in shower wash hand basin and wall hung WC, complimentary wall tiles and tiled floor

Garage

Single garage with up and over door in a block to the rear

Communal Gardens

Rodwell Lodge is set in its own communal grounds, behind the garages is an attractively landscaped residents garden and sitting area plus a drying area





Letting Restriction

Letting of the apartments is not permitted in the lease

Council Tax

Band B with Dorset Council

Lease Details

Held on a 999 year lease from 1988

Ground Rent & Service Charge

Maintenance / service charge is £1262 per annum, Ground rent is £0

Utility Supplies

Mains gas, electricity, drainage and water are connected

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 in not available

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

Construction

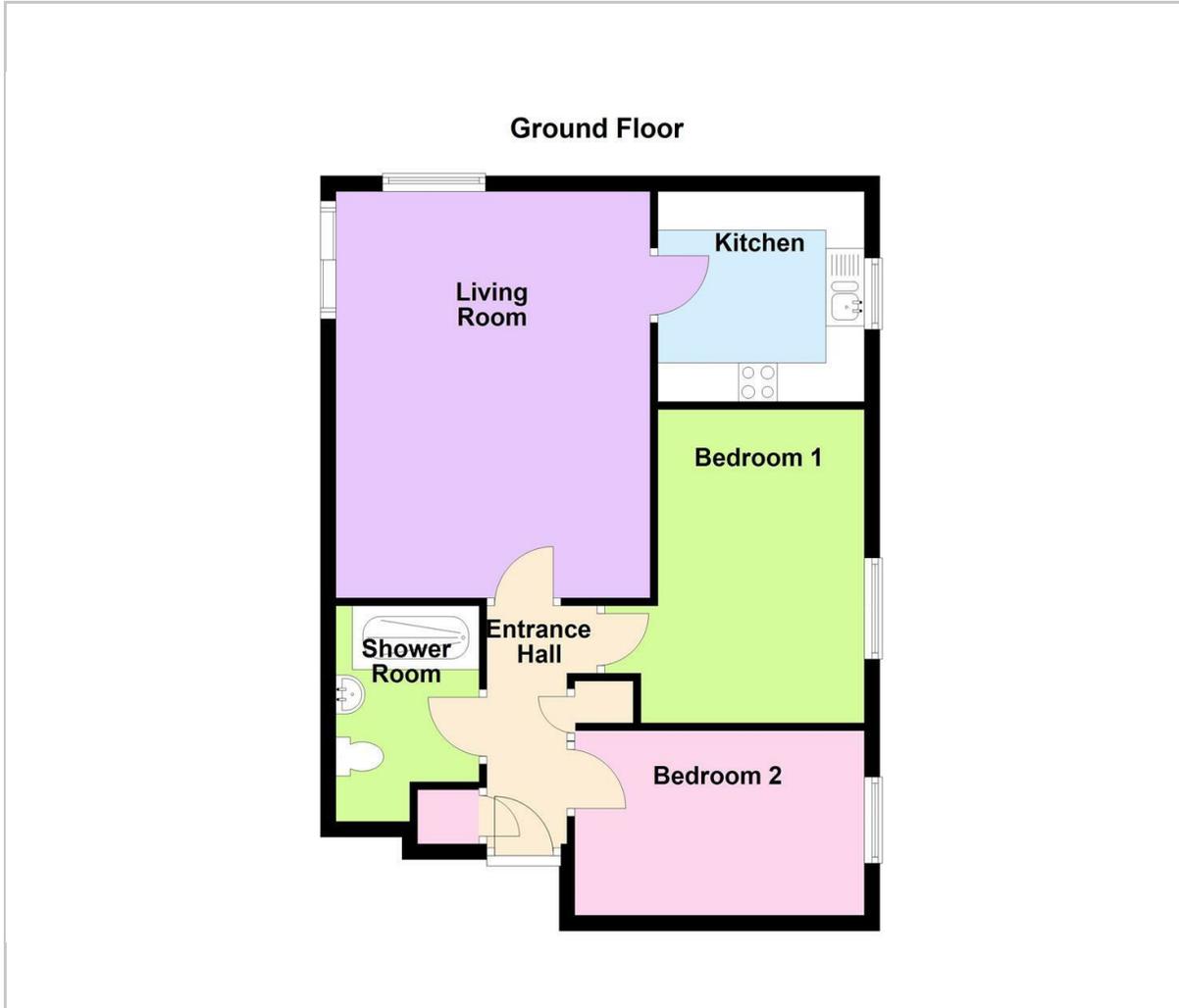
Traditional cavity construction and a partially pitched and partially flat roof

Legal Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of 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

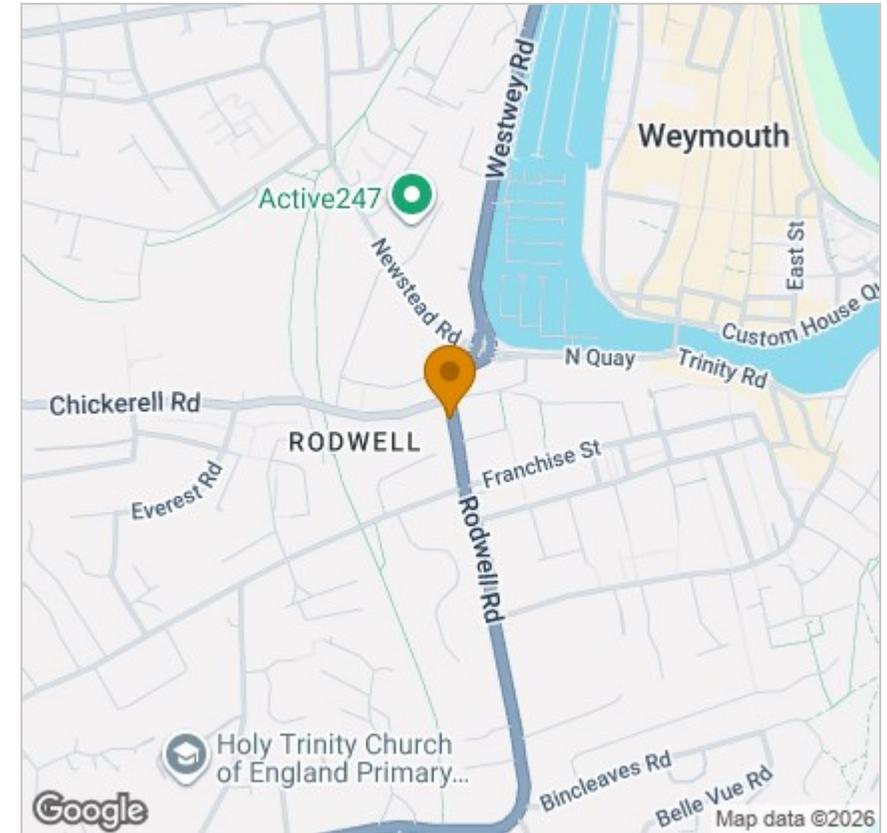


Viewing

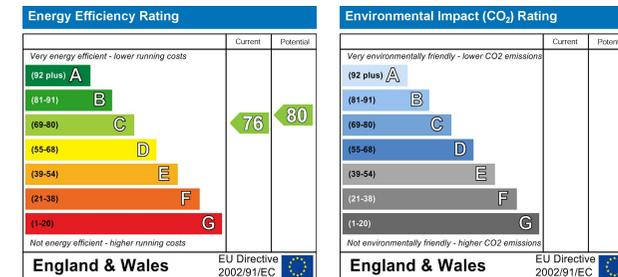
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



35 St Thomas Street, Weymouth, DT4 8EJ
 Tel: 01305 776 666 Email: property@hgh.co.uk www.hgh.co.uk