

Hull Gregson Hull

Rodwell Lodge Rodwell Road

Weymouth, DT4 8QT

£180,000 Leasehold

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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 (no 6) 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

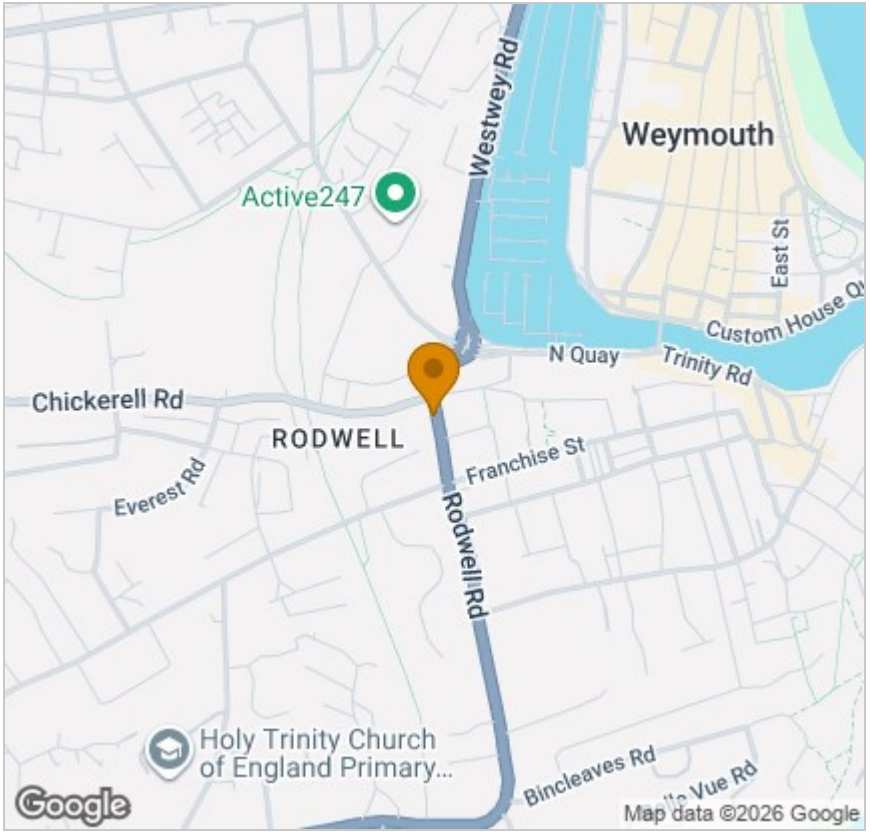
Construction
Traditional cavity construction und a partially pitched and partially flat roof

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

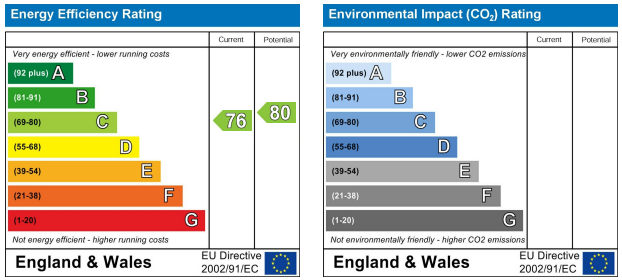
Floor Plan



Area Map



Energy Efficiency Graph



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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