



**Connaught Road, Weymouth, DT4 0SA**  
Offers In Excess Of £120,000 Share of Freehold



# Connaught Road, Weymouth

1 Bedroom, 1 Bathroom

Offers In Excess Of £120,000

- No Onward Chain
- Upper Floor Apartment
- One Double Bedroom
- Communal Gardens
- Off Road Parking
- Wyke
- 975 Years Remaining on the Lease



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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The graph shows this property's current and potential energy rating.

Connaught Road is a quiet residential road, just off Buxton Road. Ideally located within the walking distance of the Rodwell Trail and Castle Cove, with stunning beach walks and sea views nearby. There are a variety of local shops, to include the newly built Co-op, local schools such as Chipmunks Day nursery and Holy Trinity Primary school and within the catchment area for All Saints Secondary School making this a very convenient location for all.

Occupying the upper floor in this converted beautiful period property is this one bedroom flat which is being offered for sale with no onward chain. Briefly comprises lounge, opening into the fitted kitchen. Shower room and a double bedroom, the property also benefits from communal gardens and off road parking.

LOUNGE 11' 8" x 10' (3.56m x 3.05m)

KITCHEN 10' x 4' 6" (3.05m x 1.37m)

BEDROOM 16' 9" x 8' (5.11m x 2.44m)

#### SHOWER ROOM

#### OFF ROAD PARKING

We have been informed by the vendor that the property benefits from a share of the freehold, 999 year lease with 975 years remaining. The annual service charge is £840 per annum and the ground rent is £25 per annum.

We would recommend that all Lease information is clarified via a legal representative.



Property Type: Upper Floor Converted Apartment  
Property construction: Standard  
Mains Electricity  
Mains Water & Sewage: Supplied by Wessex Water  
Heating: Gas

Broadband Networks in the area  
Openreach, Jurassic Fibre

Superfast Fibre Broadband, Standard Broadband

Mobile Network Availability in this area

O2

Three

Vodafone

EE

We recommend checking Broadband speeds via  
Ofcom Checker

We recommend checking Mobile phone coverage via  
Ofcom Checker



All measurements are approximate and for display purposes only

## Martin & Co Weymouth

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