



Holzwickedede Court, Littlemoor, DT3 6FG
Offers In Region Of £145,000 Leasehold


MARTIN&CO

Offers In Region Of £145,000

- Modern one-bedroom flat
- Purpose-built development
- Bright and spacious living area
- Contemporary fitted kitchen
- Comfortable double bedroom
- Modern bathroom with quality finish
- Secure entry system and resident parking



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Modern One-Bedroom Apartment in a Convenient Weymouth Location

Situated within the popular Holzwickede Court development, this well-presented one-bedroom apartment offers modern, low-maintenance living in a convenient residential setting. Constructed in the late 2000s as part of a purpose-built development, the property benefits from a contemporary design and practical layout, making it an excellent choice for first-time buyers, investors, professionals, or those looking to downsize.

The apartment features a bright and welcoming living area, providing a comfortable space for both relaxation and entertaining. The fitted kitchen is well-appointed with a range of units and work surfaces, offering functionality and ease of use for everyday living. The generous double bedroom provides ample space for furnishings, while the modern bathroom is finished in a clean, contemporary style.

Throughout the property, the relatively recent construction is reflected in its modern presentation, efficient layout, and easy-to-maintain interior. The apartment forms part of a well-kept development that benefits from secure entry access, creating peace of mind for residents, along with allocated or resident parking.

Holzwickede Court is conveniently positioned within easy reach of Weymouth town centre, where a wide range of shops, restaurants, cafés, and amenities can be found. Excellent transport links are nearby, making commuting and travel straightforward, while Weymouth's picturesque coastline, sandy beach, and harbour are all within easy access, allowing residents to enjoy the best of the area's renowned coastal lifestyle.

Combining modern accommodation, practical features, and an excellent location, this attractive apartment represents a fantastic opportunity to acquire a stylish home in one of Dorset's most popular seaside towns.



ENTRANCE HALL

BEDROOM 15' x 8' 9" (4.57m x 2.67m)

BATHROOM

LOUNGE AREA 14' 6" x 12' 9" (4.42m x 3.89m) Max measurement

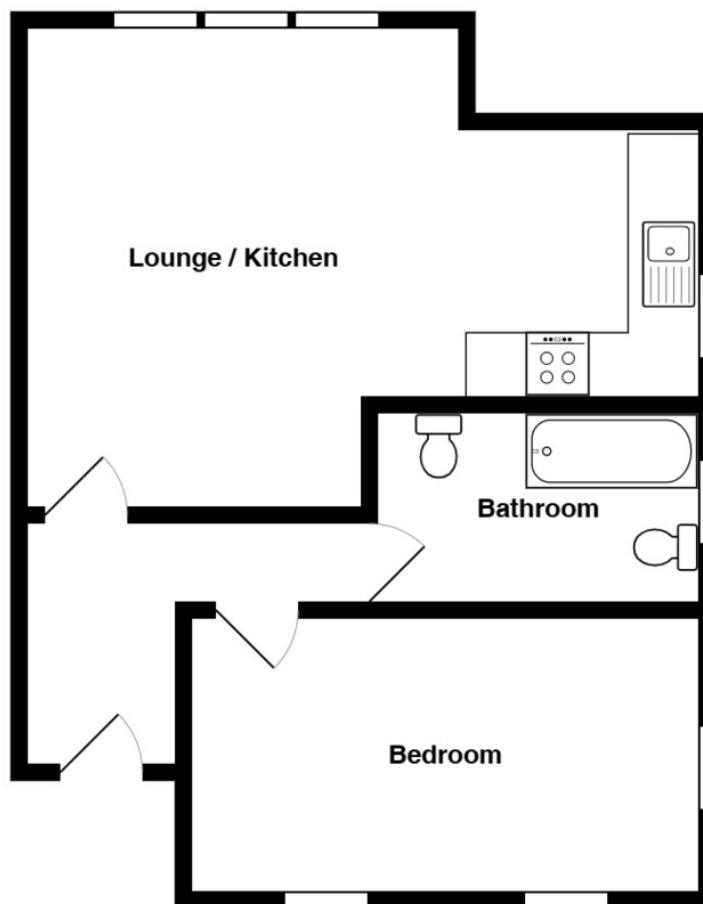
KITCHEN AREA 9' 4" x 8' 7" (2.84m x 2.62m) Max measurement

LEASE INFORMATION We have been advised by the vendor that the property is held on a 999-year lease from 19 March 2008.

- Ground Rent: £125 per annum
- Service Charge: £133.80 per calendar month

Prospective purchasers are advised to verify all leasehold information, including lease length, ground rent, and service charges, through their legal representative before proceeding.





All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.