



**2 Bedroom
Apartment
located in Weymouth**

**The Anchorage
Stavordale Road
Weymouth
DT4 0DX**



Asking Price £170,000

We are delighted to bring to the market this modern, purpose built two bedroom apartment situated close to Weymouth town centre. The property which offers views towards Weymouth harbour briefly comprises two bedrooms, lounge, kitchen and bathroom. There is an allocated parking space and communal gardens. Must be viewed.

Entrance Hallway

Radiator, coving. Cupboard. Doors to all rooms.

Lounge

14'6 max x 14'3 max

Doors to rear with views towards Weymouth harbour. Coving.

Kitchen

10'8 x 3 + 8'7 x 4'9

L shaped room

Range of wall and floor units with work surfaces over, inset sink unit, gas hob with oven under and hood over. Plumbing for washing machine. Wall mounted boiler. Double glazed window to side, radiator, coving.

Bedroom One

15'6 max x 8'4 max

Irregular shaped room

Double glazed window to rear with harbour views, radiator, coving.

Bedroom Two

15'6 max x 4'3 max

Irregular shaped room

Double glazed window to front, radiator. Fitted wardrobe.

Bathroom

Comprises low level WC, wash hand basin and panelled bath with shower attachment. Radiator. Tiling.

Outside

There are communal gardens. Allocated parking space.

Agents Note

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive.

Agents Note

Lease details:

The 9th October 2020 for a term of 189 years beginning on and including the 25th March 2004 and ending on and including the 14th March 2193

Service charge of £1620 per annum



FIRST FLOOR



THE ANCHORAGE, STAVORDALE ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

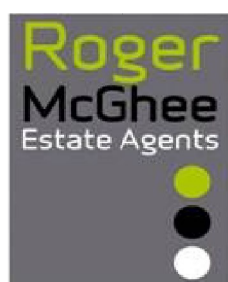
CONTACT

11 Frederick Place
St Thomas Street
Weymouth
Dorset
DT4 8HQ

E: admin@rogermcghee.co.uk

T: 01305 779655

www.rogermcghee.co.uk



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