



**Connells**

Greenhill Bowleaze Coveway  
Weymouth



### Property Description

'105 Greenhill' and is a Willerby Vogue Lodge Classique 43.00 x 13.00. It is located on the luxury development of the 5 Star 'Waterside, Bowleaze Cove Holiday Park & Spa'. This lodge has been finished to the very highest standards throughout and is brimming with luxury fittings including gas central heating and dishwasher. It is further enhanced with a large south-facing private veranda with spectacular countryside views. Bowleaze Cove Owners' benefits include bookable use of Bowleaze Cove Spa, indoor and outdoor gyms, heated indoor and outdoor swimming pools plus a splash zone for toddlers, kids' playgrounds and various bars and restaurants for drinks and meals with an owner's discount. Located within a short stroll Bowleaze Cove, and the stunning surrounding coastline. Weymouth and Dorchester are just a short drive, and South Western train line provides access to Bournemouth, Winchester, and London Waterloo.

### Entrance

Low steps leading to single front door. Glazed upvc door leading into: -

### Open Plan Living

21' 1" x 12' 6" (6.43m x 3.81m)

### Living / Dining Area

Outstanding panoramic windows that flood the space with natural light. Side aspect double glazed patio doors providing access to the veranda. Inset feature electric fireplace. Dining area with feature Velux window Spot lighting. Pendant lighting. Vertical radiator. Bluetooth sound system. USB power points. Television point. Carpeted.

### Kitchen Area

Kitchen area comprising of luxury eye and base level units, with worksurfaces over and fitted appliances including microwave, American style fridge freezer, washer/dryer, wine cooler, 5 ring gas oven and grill. Inset resin sink unit and drainer. Spot lighting. Side aspect double glazed window.

### Hallway

Skirt boarding. Carpeted. Inset spot lighting. Brushed chrome light switch. Door leading into: -

### Bedroom One

12' 6" x 7' 10" (3.81m x 2.39m)

Side aspect double glazed window. Feature Velux window. Spot lighting. Fitted wardrobe and bedroom furniture. Wall mounted radiator. Brushed chrome power points. Carpeted. Television point. Door leading into

### En Suite

Side aspect double glazed window. Modern suite comprising shower unit, low level WC and vanity wash hand basin. Wall mounted heated towel rail. Extractor fan.

### Bedroom Two

6' 7" x 6' 7" (2.01m x 2.01m)

Side aspect double glazed window. Spot lighting. Wall mounted radiator. Carpeted. Brushed chrome power points. Brushed chrome light switch. Television point.

### Bedroom Three

6' 7" x 6' 7" (2.01m x 2.01m)

Side aspect double glazed window. Spot lighting. Wall mounted radiator. Carpeted. Power points.

### Shower Room

Modern suite comprising shower unit, low level WC and wash hand basin with vanity unit. Wall mounted heated towel rail. Extractor fan. Electrical shaver point.

### Outside

#### Private Veranda

Expansive raised veranda providing plenty of space for entertaining and enjoying the stunning environment. There is an outside tap.

#### Allocated Parking

Parking for one car.

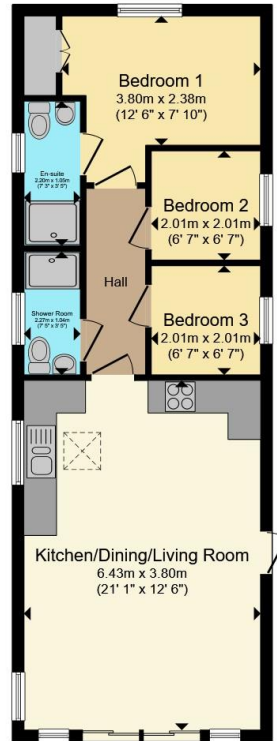
### Site Fees

The vendor informs us that the site fees are £7732.70 PA, which includes electric & gas use. This property holds a 14 year lease from 26 July 2022.









Total floor area 57.1 m<sup>2</sup> (614 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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EPC Rating:  
Exempt

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Tenure:

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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