



Seadown Preston Road
Weymouth, DT3 6PZ

Asking Price £375,000 Leasehold - Share of Freehold

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A contemporary first floor apartment with lift access and phone entry system in the popular location of Preston within a short walk to the beach and local amenities. This modern apartment offers 2 double bedrooms, with the master bedroom benefitting from an ensuite with double shower, hand wash basin and WC. The property further offers a fully tiled family bathroom and a large open plan living room/kitchen. The kitchen is finished to a high standard with a quartz worktop/breakfast bar, ample soft close eye and base level cupboards, integral fridge freezer and dishwasher, electric hob, oven and extractor fan. The large living room area is flooded with light from the double aspect windows and the sliding patio doors which lead out onto the balcony. This apartment is immaculately presented throughout to a minimalistic low maintenance style and is being offered to the market with no onward chain.

Entrance Hall:

Access to all rooms, utility cupboard with plumbing for washing machine and storage space

Living room/Kitchen

23'3" x 13'0" (7.09 x 3.97)

Large open plan kitchen/living room.

Kitchen area: High specification quartz worktops with moulded sink and mixer tap, eye and base level soft close cupboards, integral fridge freezer, integral dishwasher, island 4 ring electric hob with overhead extractor fan.

Living room area: Double aspect with sliding doors leading out to the balcony.

Bedroom 1

12'2" max x 11'6" (3.72 max x 3.53)

Double aspect UPVC windows, fitted wardrobes with sliding doors, ensuite.

Ensuite

Fully tiled, hand wash basin, illuminated mirror, double shower cubicle and WC

Bedroom 2

10'2" x 12'9" (3.10 x 3.91)

Double aspect UPVC windows, fitted wardrobes with sliding doors

Bathroom

8'7" x 5'11" (2.62 x 1.82)

Fully tiled, Bath with shower overhead, hand wash basin, illuminated mirror, WC and side aspect UPVC window.





Outside

Balcony with glass balustrade with access from the living room.

Communal decked seating area, communal bin store and allocated parking for one vehicle and one visitors parking space.

Council Tax

Band D

Lease

Share of freehold

Length of lease: 999 years

Length remaining: 992 years

Service charge/Maintenance charge: £145.00 pcm

Other Information

Construction

Non conventional Timber construction.

Broadband (estimated speeds)

Standard - 16 mbps

Superfast - 80 mbps

Ultrafast - 1000 mbps

Flood Risk

Rivers & Seas - No risk

Surface Water - Low

Services

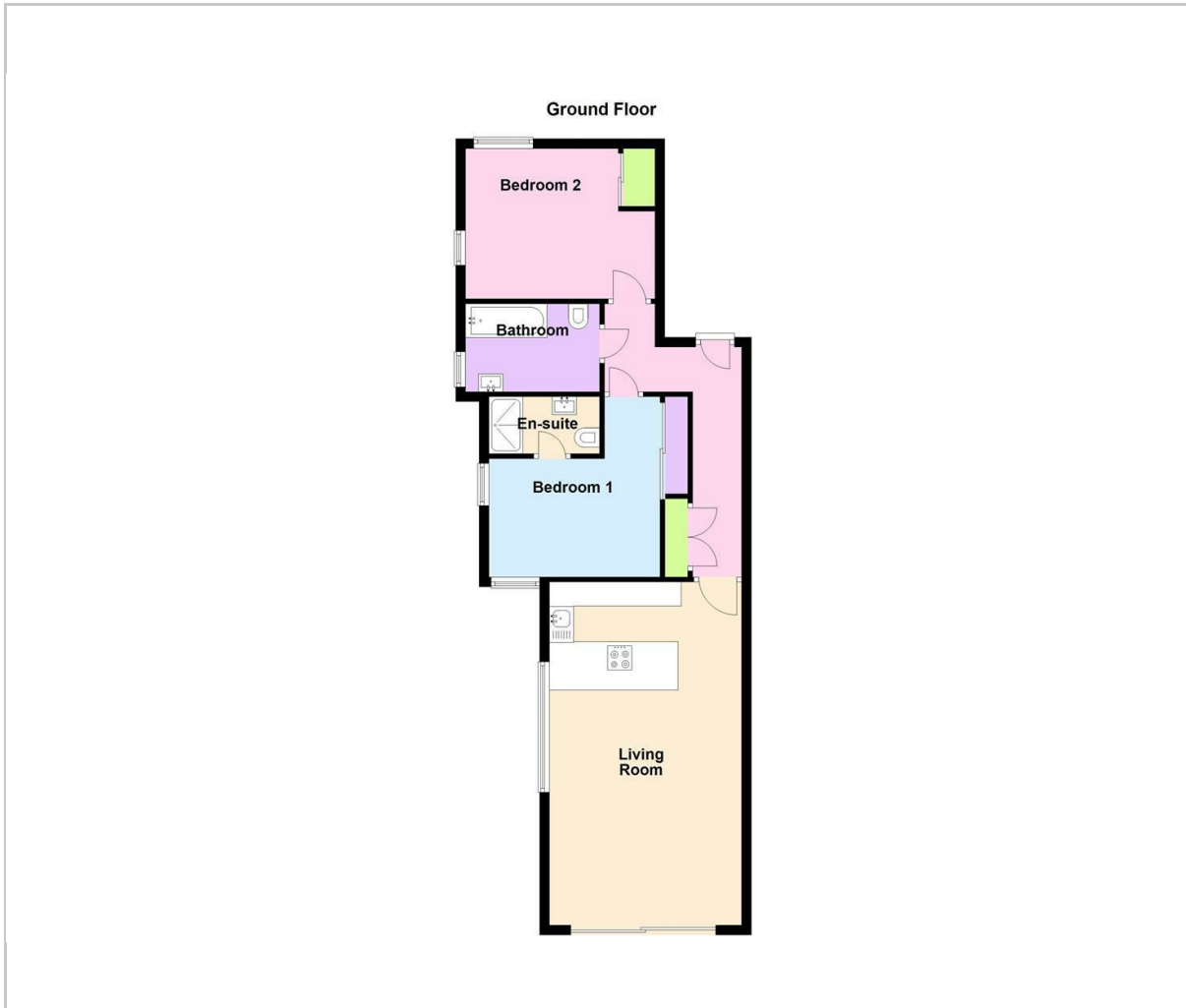
The property is supplied with mains gas, electricity and water, and mains drainage.

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



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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Area Map



Energy Efficiency Graph

