



Wellington Court | | Weymouth | DT4 8UA

**Offers Over £160,000**

BEAUMONT  JONES



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This two-bedroom first floor apartment with an allocated parking space is located close to Hope Square and Weymouth Harbour . A popular location with accommodation including hallway, sitting room, separate kitchen, two double bedrooms and bathroom. In need of some modernisation.

- Two Bedroom Apartment
- Close to Brewers Quay, Weymouth Harbour and Town Centre
- Allocated Off-Road Parking
- Bright Southerly Facing Aspect
- Character Conversion

**Full Description**

Entrance to the building is via a well-kept communal hallway and phone entry system. Easy access up to the entrance to the first floor apartment. The welcoming hallway has doors opening to the following rooms. The sitting room is a light room with tall rear aspect inset windows and high ceilings, there is ample space for furniture. The kitchen is accessed of the sitting room with a range of wall and base units with work surfaces over and inset sink/drain unit. There is a built-in electric oven and hob, space and plumbing for a free-standing washing machine, fridge and freezer. Returning to the hallway there are doors opening to the remainder of the accommodation. The master bedroom is a light spacious double room with generous ceiling heights and





Set within a beautiful period block within walking distance of The Nothe and harbour.



light rear aspect with inset windows. The second bedroom is also a double room with similar outlook. The bathroom comprising of bath with shower attachment, pedestal wash hand basin and low-level WC.

Outside the main building the apartments are surrounded by pretty and well-kept communal gardens. There is also an allocated off-road parking space.

Centrally located with all of Weymouth's picturesque destinations on the doorstep. Just a short stroll away is Weymouth Harbourside and vibrant Hope Square with iconic brewery building offering a choice of bistros, restaurants and pubs. The pretty Nothe Gardens offer open space and wonderful walks with Newton's Cove beach offering a quieter spot to enjoy the sea. Weymouth Esplanade and beach is just a short walk from the property and enjoys an award-winning sandy beach adjacent to the town centre which enjoys a good variety of shops.

Rating Authority: Weymouth & Portland Borough Council - Tax Band: B.

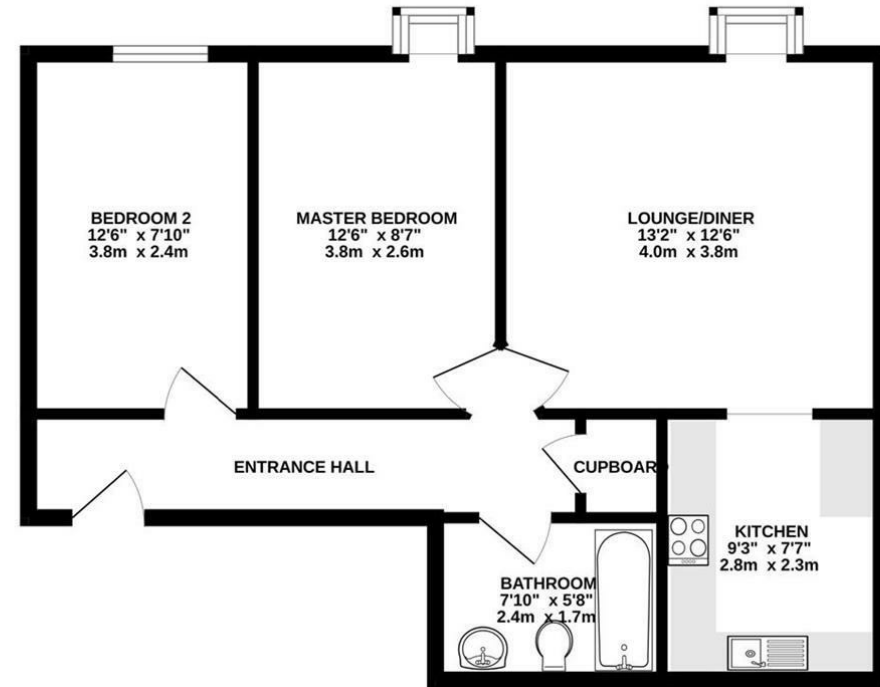
Services: Mains Electric & Drainage.

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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR  
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (52.9 sq.m.) approx.

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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