



Rylands Lane | | Weymouth | DT4 9QA

**Guide Price £210,000**

BEAUMONT  JONES



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This beautifully presented first (top) floor apartment offers far reaching views over Portland Harbour and beyond. Complete with a balcony, two double bedrooms (master En-suite), allocated parking, sitting/dining room, kitchen and main bathroom.

- Two Double Bedrooms (Master En-suite)
- Far Reaching Panoramic Sea Views with Balcony
- Allocated Parking
- No Forward Chain
- Beautifully Presented throughout
- Modern Development
- En-Suite to Master Bedroom

**Full Description**

This superb two-bedroom apartment offers wonderful panoramic open views towards Portland Harbour and beyond offered with no forward chain. The apartment is positioned on the first (top) floor of the block which offers its elevated position, the main entrance is on the ground floor via the security intercom entrance, access to the first floor and lower ground. Stairs gently rise to the first floor and entrance into the apartment.. The welcoming hallway is a lovely size and offers a useful storage cupboard and access into the following accommodation. The sitting/dining room, where your eye is immediately drawn to the window and patio doors offering access to the balcony and superb views. The room itself offers plenty of space for furniture. The kitchen is set off the sitting area and offers a similar attractive side aspect. The kitchen itself is well equipped with





Offered with no forward chain.



wall and base units, integrated fridge/freezer, oven, four ring ceramic hob, extractor hood, washing machine and sink. The master bedroom is a generous sized double bedroom with built-in wardrobes and lovely sized fully tiled en-suite shower room with underfloor heating, a large shower cubicle, WC and wash hand basin with vanity storage. Bedroom two is another excellent sized double bedroom with a side aspect window. The main bathroom also has underfloor heating, fully tiled with bath and shower over with glass screen, WC and wash hand basin with vanity storage.


Outside: The apartment has patio doors from the sitting/dining room opening to a balcony, with space for a table and chairs to sit and enjoy the stunning vista. This modern development of apartments is set within well-kept communal gardens. The communal areas are also well looked after with security intercom, allocated parking space and further visitors parking. There is also a secure bike store.

Location: Located on the outskirts of Weymouth, close to Chesil beach, Portland Marina, The Rodwell Trail, The National Sailing Academy and the Jurassic coastline, Wyke Regis is a haven for water sports and walkers. It is also a popular residential area with excellent cafes/restaurants including Billy Winters and the Crab House Café, there are bus links into nearby Weymouth (less than 2 miles away), with The Esplanade and award-winning sandy beach adjacent to the town centre which enjoys a good variety of shops.

Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band C. Services: - Mains electric & drainage.

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

## Rylands Lane, Weymouth, DT4

Approximate Area = 744 sq ft / 69.1 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Avenue Sales and Lettings, REF: 1101994

33 St Thomas Street  
Weymouth  
Dorest  
DT4 8EJ  
01305 787434

sales@beaumontjones.co.uk  
www.beaumontjones.co.uk

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