



Kings Statue

The Esplanade | | Weymouth | DT4 7AA

Price £275,000

BEAUMONT  JONES

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We are delighted to offer this stylishly refurbished second floor two bedroom apartment on Weymouths famous seafront, offering sea views. Holiday letting is allowed under the lease.

- Seafront Location Offering Superb Views
- Two Bedrooms, Second Floor Apartment
- Holiday Letting Allowed
- Recently & Beautifully Refurbished

Full Description

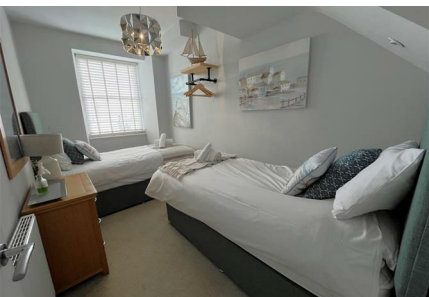
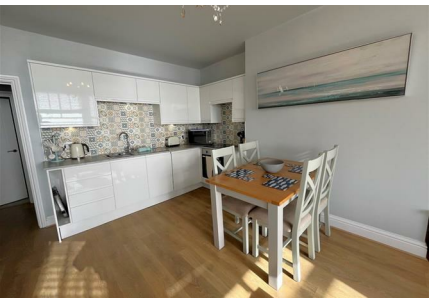
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Accommodation

This beautifully renovated apartment is set on Weymouths famous Seafront, The Esplanade, offering views over the Kings Statue, Weymouth beach and the sea beyond. A communal entrance door opens into a well kept communal hallway. Stairs rise to the second floor with entrance to this stylish apartment. The front door opens into a welcoming hallway with storage cupboard and access into the open plan kitchen/living space. Your eye is immediately



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drawn to the superb views over the Kings Statue and the beach from the inviting bay window. There is plenty of space for comfortable and dining furniture open-plan to the stylish kitchen area, there are ample high gloss wall and base units with built in appliances and contemporary tiled splashback. From here there is access to an open inner hallway with further access to the master bedroom, a generous double bedroom with a rear aspect window with a few steps leading to a dressing area. Bedroom two is to the front of the apartment with wonderful front aspect and views. The bathroom is adjacent to the master bedroom, stylishly finished with modern metro style tiling to all walls, large walk-in shower, wash hand basin and low level WC.

Location

Centrally located with all of Weymouth's picturesque destinations on the doorstep. Positioned on The Esplanade, directly opposite Weymouth's award-winning sandy beach which can be seen from the apartment. The town centre is also a short walk away, offering a good variety of shops, restaurants and cafes. A short stroll away is the vibrant Hope Square with iconic Brewery building offering a great choice of bistros, restaurants and pubs.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Currently on Business Rates.

Services: - Gas central heating. Mains electric & drainage.

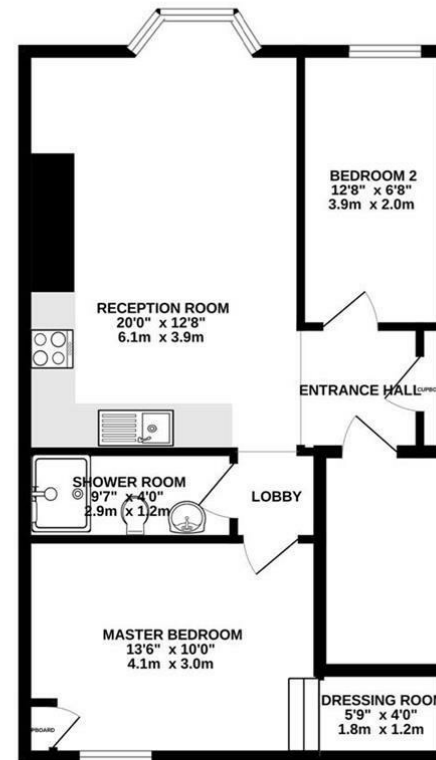
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 561 sq.ft. (52.1 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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We value more than your property