



Lansdowne Square | | Weymouth | DT4 9QT

**Guide Price £220,000**

BEAUMONT  JONES

## Lansdowne Square | Weymouth | DT4 9QT Guide Price £220,000

We are delighted to offer a beautifully presented two double bedroom apartment within Lansdowne Square, Rodwell. The property offers beautiful views over Weymouth, open-plan living including a modern bespoke kitchen with a centre island, living room area, two double bedrooms and a modern bathroom. There is a communal garden and off road parking for one car. This would make an excellent holiday home/let/downsize to apartment living and viewing is a must to be appreciated.

- Two Double Bedroom Second Floor Apartment
- Beautifully Presented & Modernised Throughout
- Open-Plan Living Area
- Bespoke Kitchen with Centre Island
- Communal Rear Garden
- Off Road Parking For One Car
- Idyllic Location within Rodwell in a Tree Lined Cul-De-Sac
- Short Walk Away From Weymouth Town centre

### Full Description

#### Accommodation

Entrance into the property is via the communal hallway which is well maintained, stairs lead to all floors and on the landing there is space for a shoe rack and the door into the apartment. Upon entering this stylish renovated apartment, the open hallway flows round to the open plan accommodation with doors leading to the remaining rooms. The open-plan living area offers a bespoke kitchen with base level units, integral fridge freezer and space for a washing machine and tumble dryer. With plenty of storage cupboards throughout, one housing the boiler and further storage on the centre island creating the perfect dining area. In the living room section there is ample space for living room furniture, loft hatch offering access into the loft. The spacious living room has an abundance of light from the two



A beautifully presented and modernised two double bedroom apartment with open-plan living.



sash style windows facing out to the front aspect of the building.

The bathroom has a bath with fountain shower over, low level WC and a wash hand basin with pedestal. The exposed beam shows character which can also be found throughout the property. Both bedrooms are generously sized doubles and both look out to the communal gardens, over Weymouth and out to countryside. In the master bedroom there is a loft hatch for access into a further loft space.

#### Outside

To the front of the building is the parking area for the building, there is a lawn area also. Access to the well maintained rear communal garden is through the side gate, this provides a great space to sit out in. There is a communal shed for storage.

#### Location

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 Dorset (Weymouth & Portland) Council.  
Council Tax Band A. Services Gas central heating. Mains electric & drainage.

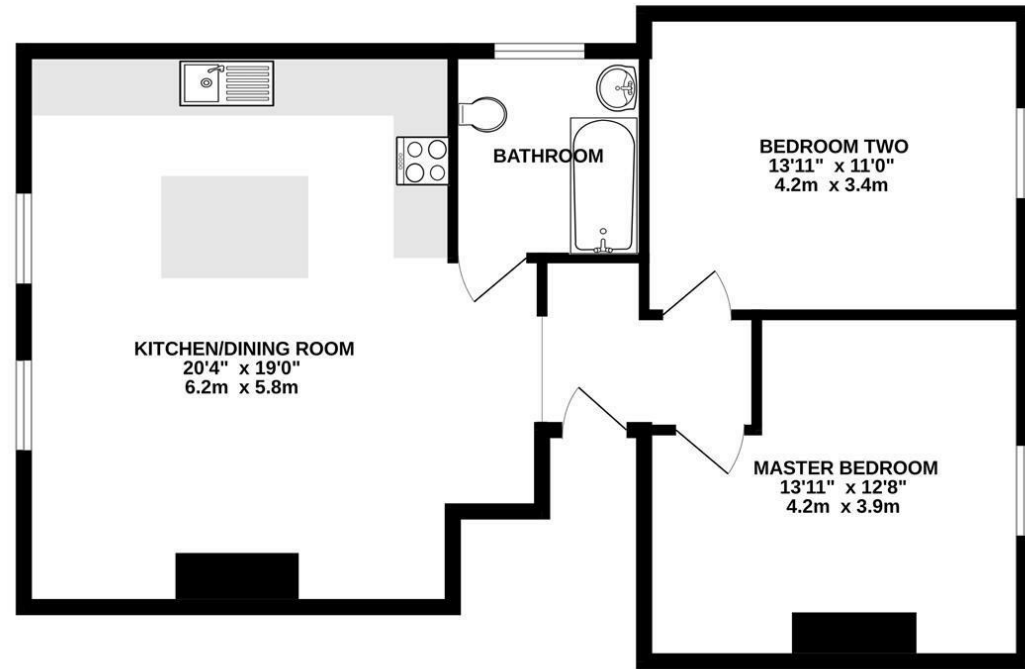
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>78</b>
(55-68) <b>D</b>	<b>47</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

**SECOND FLOOR**  
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (68.9 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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*We value more than your property*