



Ullswater Crescent | Radipole | Weymouth | DT3 5HE

Offers Over £250,000

BEAUMONT  JONES

Ullswater Crescent | Radipole Weymouth | DT3 5HE Offers Over £250,000

Offered with no onward chain we are delighted to offer a two double bedroom purpose built first floor apartment within the popular complex of Abbots Court located within the popular location of Radipole. There is lift access to all floors. The apartment offers a balcony with beautiful views over Radipole Nature Reserve and attractive communal gardens, lounge/diner, en-suite to master bedroom, allocated off road parking and visitors parking and a large external storage store. The property does require some internal modernisation.

- Two Double Bedroom First Floor Apartment
- Beautiful Views Over Radipole Nature Reserve
- Attractive Communal Gardens
- Share of The Freehold
- Purpose Built
- Lift Access to All Floors
- Balcony
- Allocated Off Road Parking Plus Visitors Parking
- En-Suite to Master
- Large External Storage Store

Full Description

Entrance into the complex is via a secure wooden glazed door leading into a communal hallway with stairs and a lift rising to all floors. Apartment 5 is located on the first floor with a wooden fire door leading into a generous sized hall offering two large built in storage cupboards, wall mounted telephone entry system, wall mounted radiator and doors lead through to the accommodation. The spacious lounge/diner offers a large rear aspect double glazed window enjoying beautiful views over Radipole Nature Reserve and the attractive communal gardens, side aspect double glazed door leading out onto the balcony, two wall



This popular complex is located within Radipole which has local amenities close by including supermarkets and a doctor's surgery.



mounted radiators and wooden bi-fold doors lead through to the kitchen. Eye and base level units with work surfaces over, space and plumbing for kitchen appliances including washing machine, gas cooker and fridge/freezer, rear aspect double glazed window enjoying further views, wall mounted radiator and a wall mounted gas combi boiler. Reverting back to the hallway bedroom one is a generous sized double offering a rear aspect double glazed window enjoying views over Radipole Nature Reserve, wall mounted radiator and a door leads into a shower en-suite. The suite includes a shower cubicle with a raised step and a wall mounted mixer shower system over, low level WC and wash hand basin. Bedroom two is a further double offering a side aspect double glazed window and a wall mounted radiator. The main bathroom offers a suite comprising a panel enclosed bath with shower attachment over, wash hand basin and a low level WC.

The balcony is located off the lounge/diner offering space for a small table and chairs and enjoys beautiful views over Radipole Nature Reserve and the attractive communal gardens.

The external storage store is located to the rear of the block offering great space for storage with power and lighting.

Outside offers attractive and well maintained communal gardens to the rear of the block laid to lawn with various planted borders, trees and shrubs. There is access to the garden via steps or a path to each side of the block. There is a communal gas and electric meter cupboard and a communal bin store. There is allocated off road parking for one car plus visitors parking located at the front of the block.

Radipole is a highly sought-after location, ideally situated close to local amenities, supermarkets, doctors' surgery and



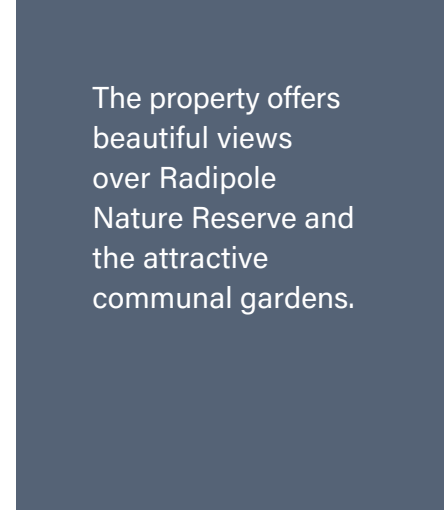
is within the Radipole Primary and Wey Valley Academy catchment area. Radipole Nature Reserve and newly renovated gardens, park and café are with-in walking distance with Radipole Park Drive taking you into Weymouth town centre. The Lodmoor Country Park is also just a short stroll away with a path leading to Greenhill beach and gardens. Weymouth Rugby Club is also nearby and a regular bus service serving Weymouth & Dorchester.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band C .

Services: - Mains gas, electric & drainage.

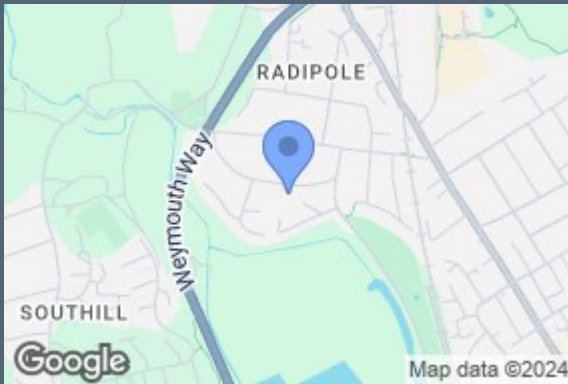
Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



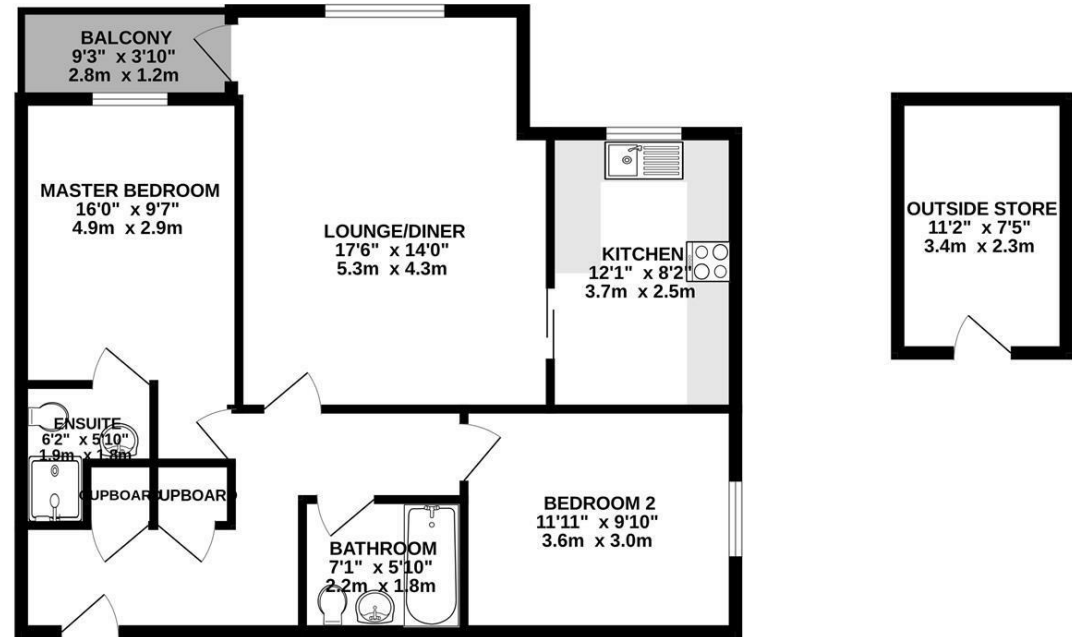
The property offers beautiful views over Radipole Nature Reserve and the attractive communal gardens.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(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	

FIRST FLOOR
853 sq.ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.2 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.
Made with Metropix ©2024

We value more than your property

33 St Thomas Street
Weymouth
Dorest
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk