



Alexandra Road | Lodmoor | Weymouth | DT4 7QH

**Offers Over £165,000**

BEAUMONT  JONES

## Alexandra Road | Lodmoor Weymouth | DT4 7QH Offers Over £165,000

We are delighted to offer a modern and well presented two double bedroom top floor flat with lift access to all floors within the popular location of Lodmoor. The property benefits beautiful views over Weymouth and over towards the Radipole Nature Reserve, open-plan living area, modern bathroom, spacious hallway and allocated off road parking for one car. Offered with no onward chain, viewing is a must to be appreciated.

- Modern Two Double Bedroom Flat
- Open-Plan Living
- No Forward Chain
- Share Of Freehold
- Lift Access to All Floors
- Allocated Off Road Parking
- Beautiful Views Over Weymouth & The Radipole Nature Reserve
- Lodmoor Location

### Full Description

Welcome to 4 The Terrace, entrance into the main building can either be from the front or rear of the block via secured communal doors leading into a well presented communal hallway with stairs and lift rising to all floors. 4 The Terrace is located on the fourth floor of the building which is in fact the top floor. Entrance into the flat is via a wooden fire door leading into a spacious and welcoming hallway with a wall mounted telephone entry system, wall mounted radiator, built in cupboard housing the gas boiler and washing machine and doors lead through to all accommodation. The open-plan living area is a generous size offering two rear aspect double



This modern and well presented flat would make an excellent first time purchase located within the popular location of Lodmoor.



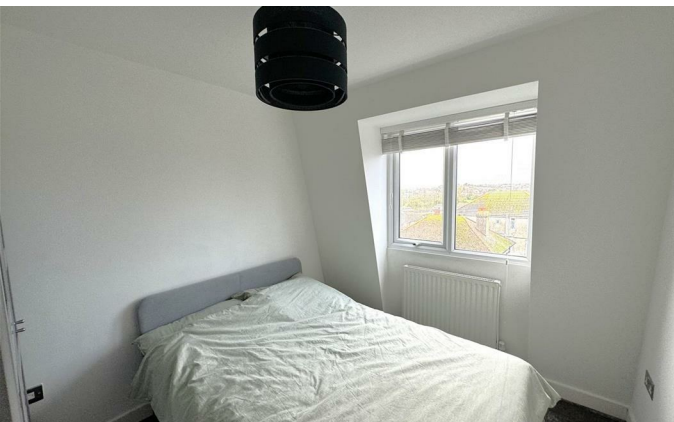
glazed windows enjoying beautiful views over Weymouth and over towards the Radipole Nature Reserve, modern high gloss fitted kitchen comprising eye and base level units with work surfaces over, double integral oven with inset four ring gas hob and extractor fan over, integrated appliances including fridge/freezer and dishwasher. The living area has plenty of space for sofas and a dining table and chairs.

Reverting back to the hallway the master bedroom is a generous sized double with a rear aspect double glazed window enjoying beautiful views over Weymouth and over towards the Radipole Nature Reserve, wall mounted radiator and plenty of space for bedroom furniture. Bedroom two is a further double with a rear aspect double glazed window enjoying beautiful views over Weymouth and over towards the Radipole Nature Reserve, wall mounted radiator and space for bedroom furniture. The modern internal bathroom comprised a suite including an L-Shaped panel enclosed bath with a wall mounted mixer shower system over and shower screen attached, contemporary floating vanity wash hand basin, WC with a concealed cistern, wall mounted towel rail heater, part tiled wall and tiled flooring.



Outside offers allocated off road parking for one car located within the car par to the rear of the building. There is a communal lockable bike shed and bin area. There is a communal front garden laid to lawn.

Located within the popular location of Lodmoor and close to Greenhill this flat is minutes from the renowned sandy beaches of Weymouth Bay and is a short stroll to the town centre, offering a good variety of shops, restaurants and cafes. Amenities can be found on the main Dorchester Road at Lodmoor Hill. This includes a Tesco Express, Post Office and Bakery. There is also a main bus route into both Weymouth & Dorchester.



Rating Authority Dorset (Weymouth & Portland) Council.  
Council Tax Band B. Services Gas central heating. Mains  
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.

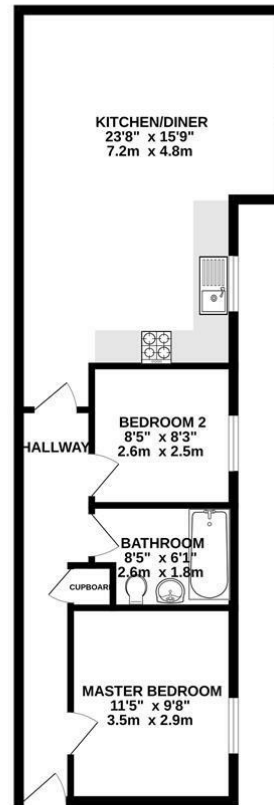
Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

Offered with no  
onward chain and  
share of the  
freehold.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>79</b>
(55-68) <b>D</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	

TOP FLOOR  
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 628 sq.ft. (58.4 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*

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