



Stavordale Road | | Weymouth | DT4 0AB

Offers Over £180,000

BEAUMONT  JONES

**Stavordale Road |
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Offers Over £180,000**

We are delighted to offer a modern and well-presented two double bedroom first floor apartment within a purpose built block just moments away from the marina and town centre. The property boasts a balcony, allocated off road parking for one car, en-suite to master bedroom, open-plan living area, communal gardens and a communal bike store.

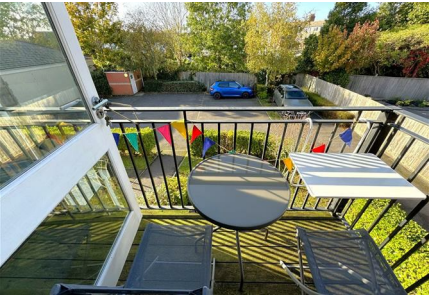
- Two Double Bedroom First Floor Apartment
- Modern & Well-Presented
- Balcony
- Allocated Off Road Parking For One Car
- Communal Gardens & Bike Store
- Open-Plan Living Area
- Moments Away From The Marina & Town Centre
- En-Suite To The Master Bedroom

Full Description

Entrance into the block can either be from the front or rear of the building with secure communal doors leading into a communal hallway with stairs rising to all floors. Flat 4 is located on the first floor with the entrance door leading into a spacious and welcoming hall, large built in storage cupboard, wall mounted telephone entry system and doors lead through to all principle rooms. The open-plan living area boasts dual aspect double glazed sash windows, a white high-gloss modern fitted kitchen comprising eye and base level units with work surfaces over, integral oven with inset four ring gas hob and extractor hood over, integrated fridge/freezer and washing machine and a kitchen cupboard houses the gas combi boiler. There is plenty of



This modern and well-presented two double bedroom first floor apartment would make the ideal holiday home/holiday let sat just moments away from the marina and town centre.



space for a sofa and a table and chairs. The master bedroom is a double offering access out onto a balcony enjoying a Westerly aspect. This room boasts a shower en-suite offering a shower cubicle with a wall mounted mixer shower system, low level WC and a wash hand basin. Bedroom two is a further double. The main bathroom is a generous size offering a panel enclosed bath with shower attachment, low level WC, wash hand basin and a side aspect double glazed sash window.

Outside offers communal front and rear gardens laid to lawn with planted trees and shrubs. There is an allocated parking space to the rear of the building within a car park for one car, one visitors parking space, secure communal bike store to the rear and a communal bin store located at the front of the building.

Located with all of Weymouth's picturesque destinations on the doorstep. Just a short stroll away is Weymouth Harbourside and vibrant Town Centre 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.

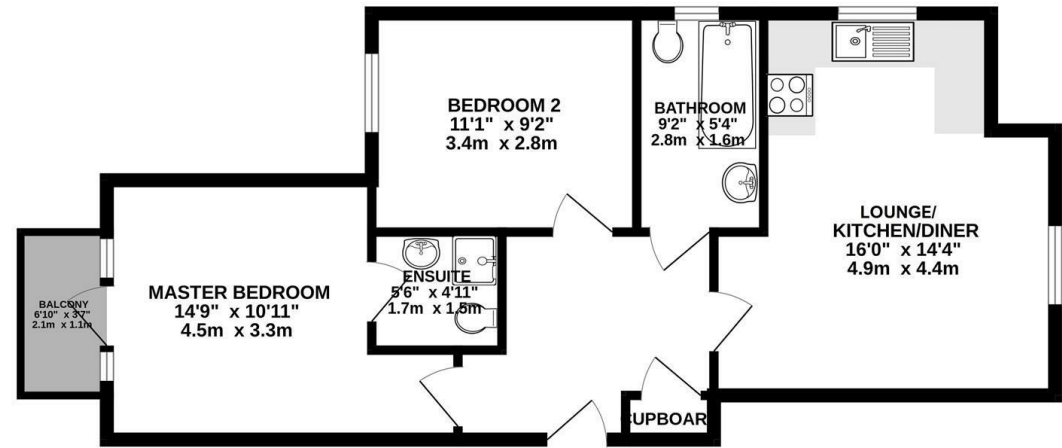
Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band C. Services: - Mains gas, electric & drainage.

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.



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

FIRST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 594 sq.ft. (55.2 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.
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We value more than your property