



Preston Road | Preston | Weymouth | DT3 6QA

Prices From £350,000

BEAUMONT  JONES

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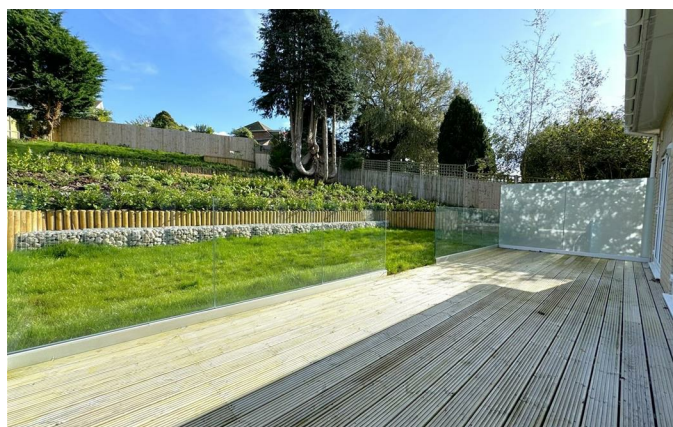
The Coombes is an exclusive development of just seven brand new two bedroom luxury apartments set back off Preston Road. With lift access to all floors each apartment has it's own balcony/terrace and access to a beautiful communal rear garden. The apartments offer open-plan living with high specification fitted kitchens with integrated appliances and Quartz worktops. En-suites to the master bedrooms to the majority of the units, allocated off road parking, communal EV charging station and a communal bike store. Viewing of this superb block is a must to be appreciated.

- Seven Brand New Two Bedroom Luxury Apartments
- Internal Lift Access To All Floors
- Open-Plan Living
- Allocated Off Road parking
- Beautiful Rear Communal Garden
- The Coombes, An Exclusive Development Located In Preston
- Balconies & Terraces To All Apartments
- High Specification Fitted Kitchens With Quartz Worktops
- Communal EV Charging Station
- 10 Year Warranty

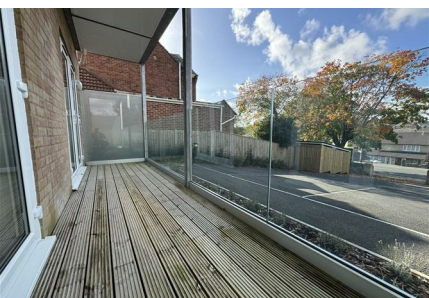
Overview

The Coombes is a luxury apartment block of just seven two bedroom apartments, set back off Preston Road. Upon entering the block you are welcomed with contemporary communal hallways with glass balustrades and lift access to all floors. Each apartment offers open-plan living with beautiful high specification fitted kitchens including integrated appliances and some apartments offering center islands.

The apartments offer two double bedrooms with apartments 1, 2, 5, 6 & 7 offering contemporary shower en-suites. Each



An exclusive development located on the Preston Road, Just seven two bedroom luxury apartments offering lift access to all floors.



apartment boasts a balcony/terrace creating outside space and seating with beautiful views over the communal rear garden and far reaching views over Weymouth and out to countryside.

High-quality flooring is included throughout, with plush carpeting in the bedrooms and living areas, durable flooring in high-traffic zones, and elegant tiling in the bathrooms.

These apartments would make a great downsize to apartment living and being offered with share of the freehold.

Outside:

There is a large beautiful communal rear garden laid to lawn with planted shrubs and trees, there is a raised decking area at the top of the garden which is perfect for outside seating taking in the beautiful outlook out towards the countryside. The forecourt to the front of the property offers allocated parking spaces for one car to each apartment with visitors spaces available. There is a communal EV charging station for electric vehicles and a communal bike store.

Location:

The property is located within the prestigious location of Preston. Preston represents one of the most sought-after residential areas of Weymouth and is well served by local amenities at nearby Chalbury Corner with its delicatessen, pharmacy and doctors' surgery. Closer at hand is the local florist, post office and convenience store on the corner of Preston Beach Road which is a short stroll away. There are well-regarded cafes on the beach edge at Overcombe in addition to beautiful walks at the nearby Nature Reserve and Jurassic coastal paths. There is a regular bus service close by serving Weymouth town centre.



Rating Authority: Dorset (Weymouth & Portland) Council.
Council Tax Band D. Services: Mains electric & drainage.

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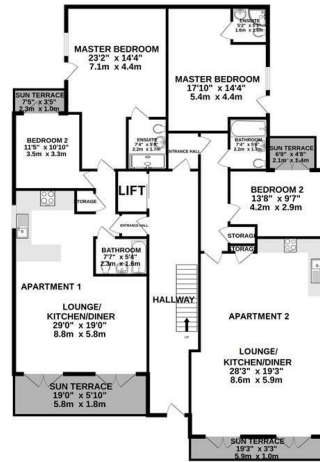
All apartments offer open-plan living with high specification fitted kitchens including integrated appliances and Quartz worktops.



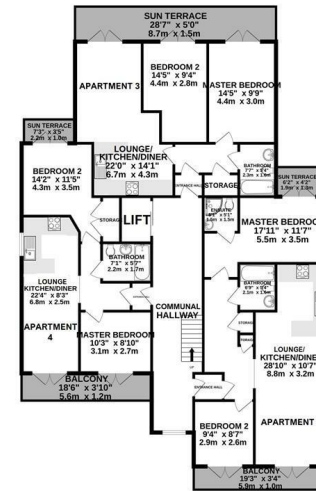


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

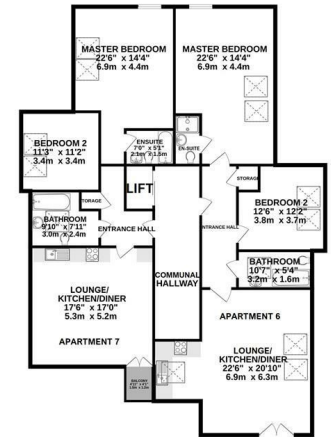
GROUND FLOOR
2211 sq.ft. (205.4 sq.m.) approx.



1ST FLOOR
2086 sq.ft. (194.0 sq.m.) approx.



2ND FLOOR
2061 sq.ft. (191.4 sq.m.) approx.



TOTAL FLOOR AREA : 6360 sq.ft. (590.8 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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33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk