



Preston Road | Preston | Weymouth | DT3 6QA

**£400,000**

BEAUMONT  JONES



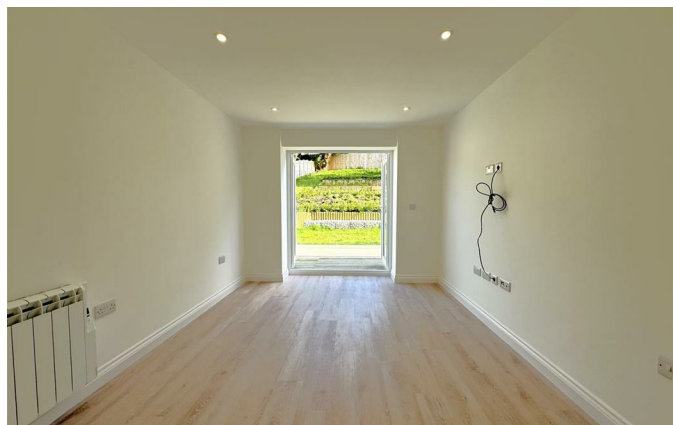
**Preston Road | Preston**  
**Weymouth | DT3 6QA**  
**£400,000**

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, this apartment is located on the first floor offering a large private terrace with glass balustrades overlooking the beautiful mature communal garden. Open-plan living area with a high specification fitted kitchen with Quartz worktops and integrated appliances, two double bedrooms and a contemporary bathroom.

- Brand New Two Bedroom Luxury Apartment
- The Coombes, An Exclusive Development Located In Preston
- Large Private Terrace Overlooking The Beautiful Mature Communal Garden
- Internal Lift Access To All Floors
- High-Specification Fitted Kitchen with Quartz Worktops & Integrated Appliances
- Allocated off Road Parking
- Mature Communal Garden
- Contemporary Bathroom

### Full Description

Entrance into the block is via a secure front aspect double glazed composite communal door leading into a beautiful communal hallway with stairs and lift rising to all floors. Apartment 3 is located on the first floor offering an open-plan living area with rear aspect double glazed patio doors leading out onto a private terrace. The shaker style fitted kitchen offers eye and base level units with Quartz worktops over and integrated appliances with a breakfast bar. The two double bedrooms both offer





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rear aspect double glazed patio doors leading out onto a large private terraced overlooking the beautiful mature communal garden. The contemporary bathroom offers a panel enclosed bath with a wall mounted mixer shower system over, floating vanity wash hand basin and WC with a concealed cistern.

This apartment would make a great downsizer to apartment living and being offered with share of the freehold.

#### Outside:

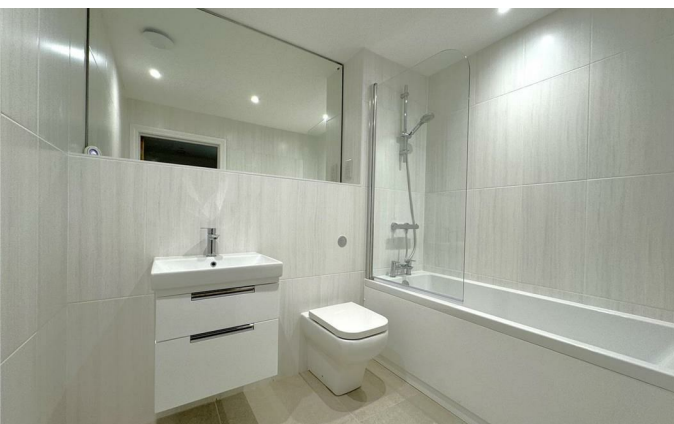
There is a large beautiful communal rear garden laid to lawn with planted shrubs and trees, there is a raised decking area at the top of the garden which is perfect for outside seating taking in the beautiful outlook out towards the countryside. The forecourt to the front of the property offers allocated 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.

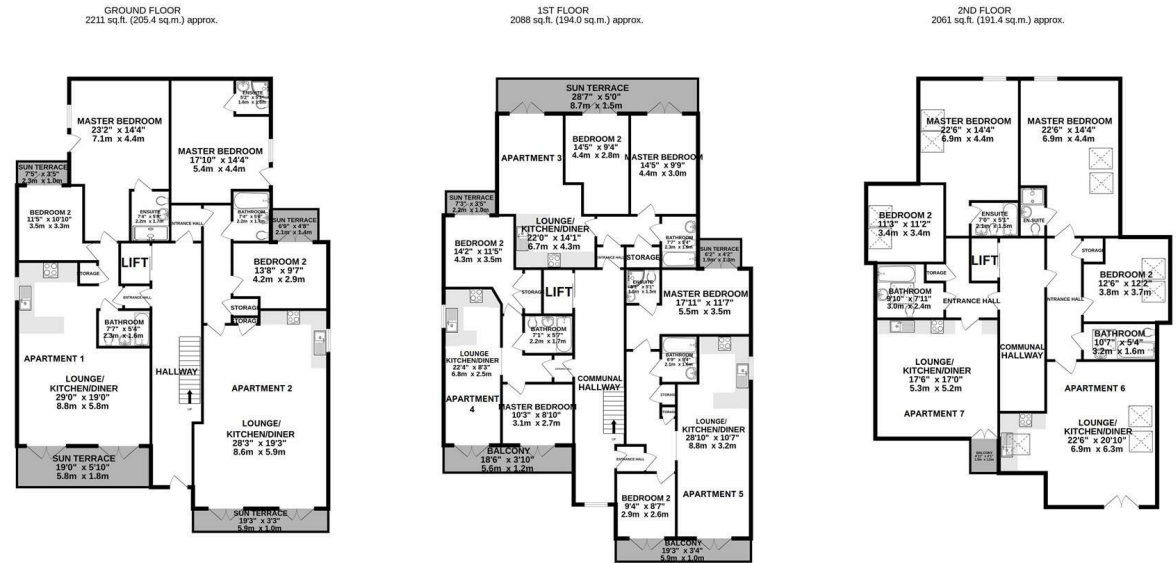
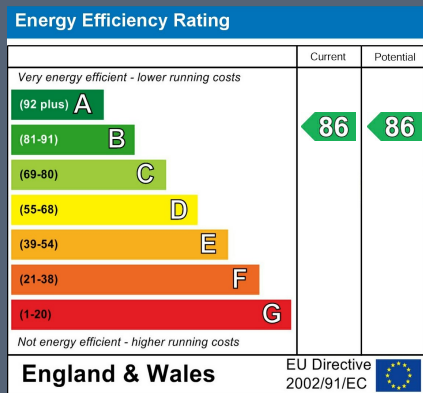
Rating Authority: Dorset (Weymouth & Portland) Council. Council Tax Band D. Services: Mains electric & drainage.

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.

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Allocated off road parking and access to a beautiful mature communal garden.



**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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We value more than your property

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