



Preston Road | Preston | Weymouth | DT3 6QA

£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, this apartment is located on the first floor offering two balconies, open-plan living area with with a high-specification fitted kitchen with integrated appliances and Quartz worktops, allocated off road parking plus visitors parking and a large mature communal rear garden. This apartment and complex must be viewed to be appreciated.

- Brand New Two Bedroom Luxury Apartment
- Internal Lift Access To All Floors
- Allocated off Road Parking
- Great Downsize to Apartment Living
- The Coombes, An Exclusive Development Located In Preston
- Two Balconies
- Open-Plan Living Area
- Mature Communal Garden

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 4 is located on the first floor offering a spacious and open hallway leading into an open-plan living area with front aspect double glazed patio doors leading out onto a spacious balcony laid to resin with glass balustrades. The high-specification fitted shaker style kitchen offers eye and base level units with Quartz worktops over and integrated appliances. The master bedroom is a generous sized double offering a double built in cupboard/airing cupboard with a



This beautiful apartment would make an excellent downsize purchase to apartment living.



heat source pump, rear aspect double glazed patio doors leading out onto a decked balcony with glass balustrades overlooking part of the mature communal rear garden. Bedroom two offers front aspect double glazed patio doors leading out onto a resin balcony with glass balustrades. The contemporary bathroom comprises a suite including a panel enclosed bath with a wall mounted mixer shower system over, vanity wash hand basin, WC with a concealed cistern and complimentary tiling.

This apartment 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.

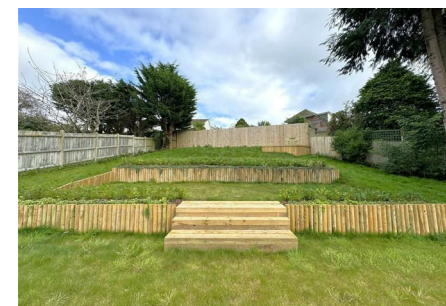
Rating Authority: Dorset (Weymouth & Portland) Council.
Council Tax Band D. Services: Mains electric & drainage.

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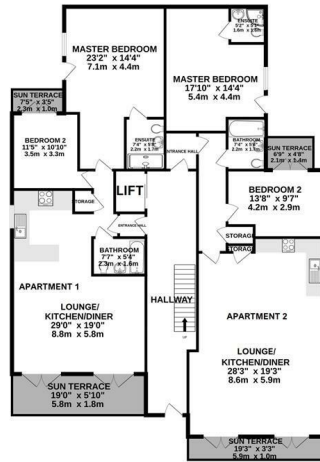
There is a beautiful mature communal rear garden and allocated off road parking for one car plus visitors parking.



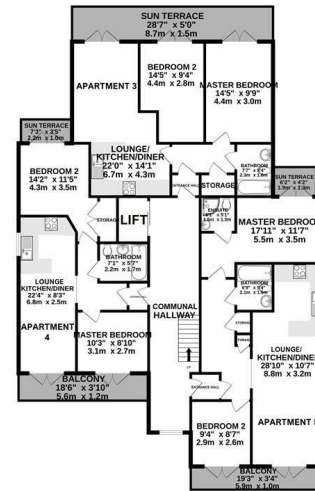


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

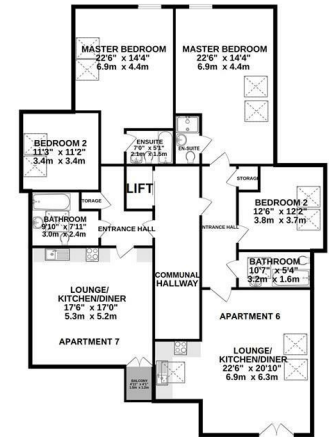
GROUND FLOOR
2211 sq.ft. (205.4 sq.m.) approx.



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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We value more than your property

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