



Preston Road | Preston | Weymouth | DT3 6QA

£400,000

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 spacious apartment is located on the third floor (top) offering a spacious open-plan living area with a balcony offering elevated views, en-suite to master bedroom, allocated off road parking plus visitors parking and access to a mature communal rear garden.

- Brand New Two Bedroom Luxury Apartment
- Internal Lift Access To All Floors
- Balcony with Elevated Views
- Mature Communal Garden
- The Coombes, An Exclusive Development Located In Preston
- Spacious Open-Plan Living Area
- Allocated off Road Parking
- Master En-Suite Plus Main 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 7 is located on the third floor (top) offering a spacious open-plan living area with raised front aspect double glazed patio doors leading out onto a decked balcony with glass balustrades offering elevated views, high-specification shaker style kitchen with integrated appliances and Quartz worktops. The master bedroom is a generous sized double with two side aspect Velux skylights, rear aspect double glazed window overlooking the mature



This beautiful apartment offers open-plan living with a balcony enjoying elevated views.



communal rear garden and a door leads through to a contemporary en-suite with a suite comprising a double shower cubicle with a wall mounted mixer shower system, floating vanity wash hand basin, WC with a concealed cistern, wall mounted towel rail heater and complimentary tiling. Bedroom two is a further double room offering two side aspect Velux skylights. The main bathroom has a contemporary suite including a panel enclosed bath, vanity wash hand basin, WC with a concealed cistern, two side aspect Velux skylights 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.

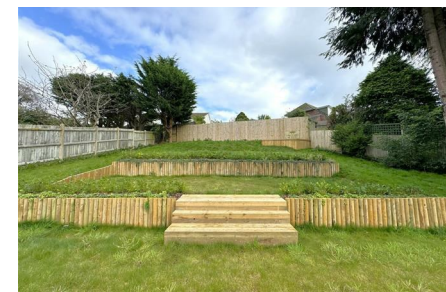
Rating Authority: Dorset (Weymouth & Portland) Council.
Council Tax Band D. Services: Mains electric & drainage.

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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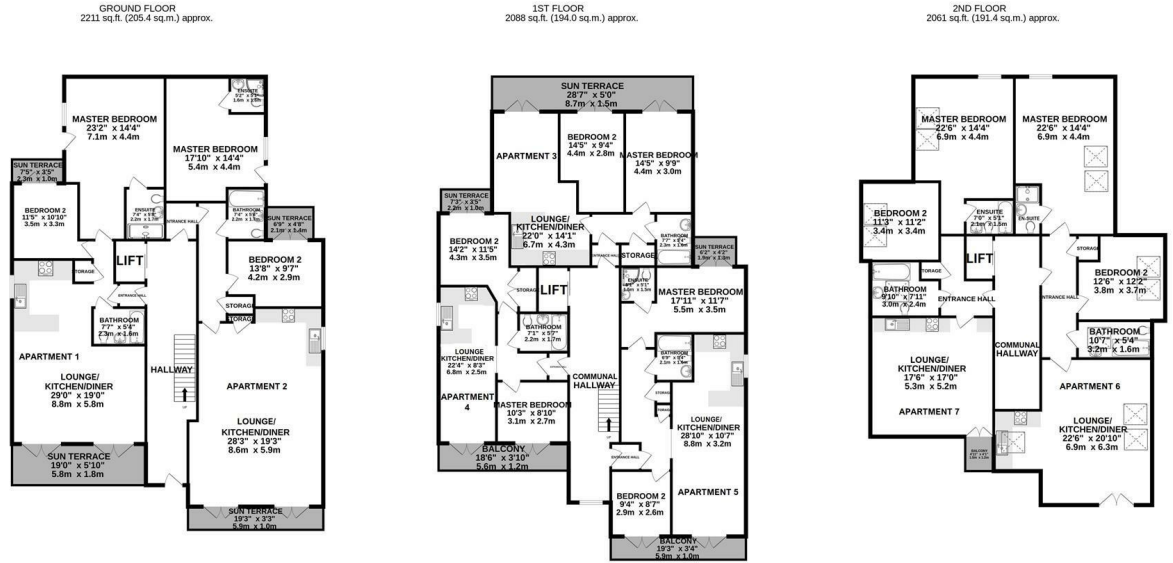


Allocated off road parking and access to a beautiful mature communal garden.





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	



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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