Rylands Lane | Wyke Regis | Weymouth | DT4 9QA

Guide Price £170,000

BEAUMONT JONES

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We are delighted to bring to the market this two double bedroom lower ground floor apartment with access to a private patio area. Immaculately presented through out with accommodation comprising of a lounge/diner, kitchen, bathroom and master with En-Suite. Offered with no forward chain this would make the perfect first time buy/downsize.

- Two Double Bedrooms (Master En-suite)
- Allocated Parking
- Private Patio Area
- Modern Development
- Immaculately Presented through-out
- No Forward Chain

Full Description
Accommodation

The apartment is positioned on the lower ground floor floor of the block, the main entrance is on the ground floor accessed via the security intercom entrance, access to the lower level is down a set of stairs leading to the entrance to the apartment. There is another access route from the gardens in through the French doors to the rear of the block. The welcoming hallway is a lovely size and offers a useful storage cupboard housing the immersion tank with a further cupboard housing electric meters and doors giving access into the following accommodation. The lounge/dining room is a spacious room offers plenty of space for furniture and with patio doors offering access to the private patio area. The kitchen is set off the sitting area and is well equipped

Two double bedroom lower ground floor apartment with French doors opening to private patio area.

with wall and base units, space for fridge/freezer and washing machine also integrated oven, four ring electric hob, extractor hood over and stainless steel sink. The master bedroom is a generous sized double bedroom with built-in wardrobes and a lovely sized en-suite shower room with a large shower cubicle, WC and wash hand basin with vanity storage. Bedroom two is another double bedroom with a rear aspect window. The main bathroom is partially tiled with bath and shower over, WC and wash hand basin with vanity storage.

Outside

The apartment has patio doors from the lounge/dining room opening to a patio area, with space for a table and chairs. This modern development of apartments is set within well-kept communal gardens. The communal areas are also well looked after with security intercom, allocated parking space and further visitors parking. There is also a secure bike store.

Located on the outskirts of Weymouth, close to Chesil beach, Portland Marina, The Rodwell Trail, The National Sailing Academy and the Jurassic coastline, Wyke Regis is a haven for water sports and walkers. It is also a popular residential area with excellent cafes/restaurants including Billy Winters and the Crab House Café, there are bus links into nearby Weymouth (less than 2 miles away), with The Esplanade and 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 electric & drainage.

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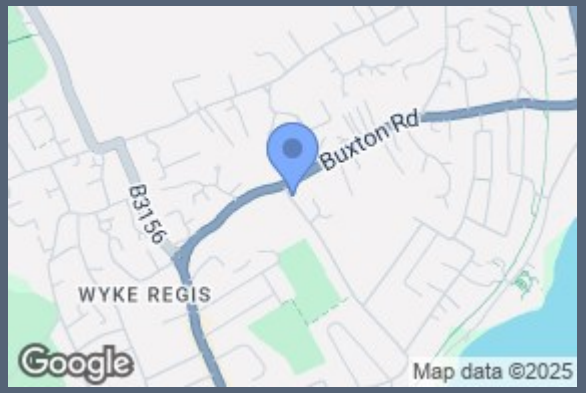
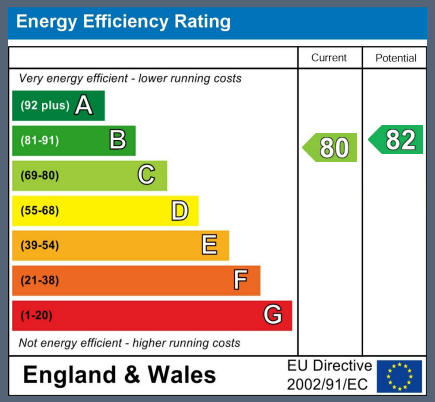
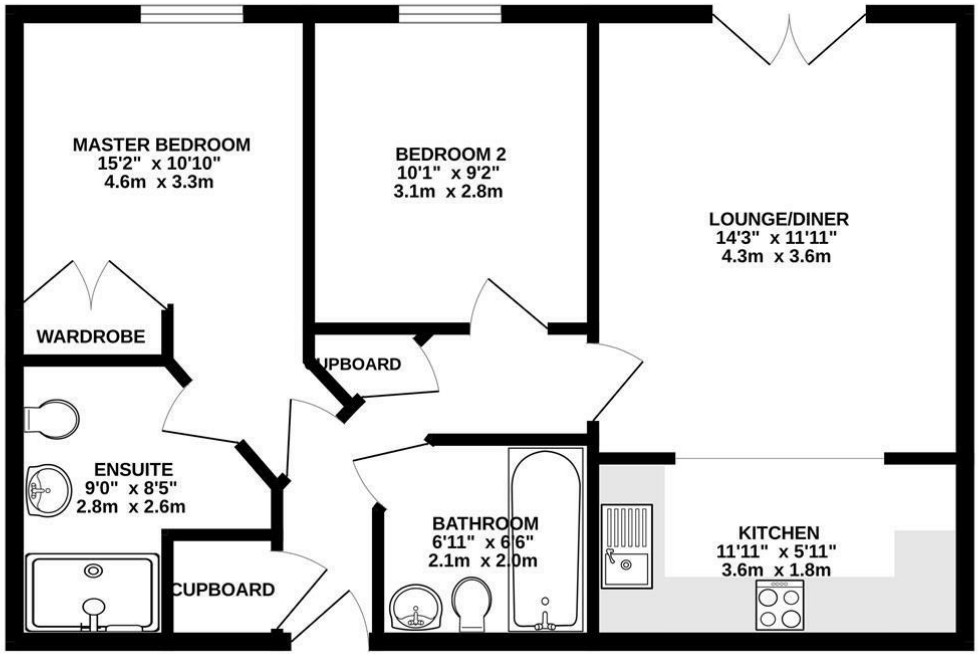




LOWER GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 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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