



Melcombe Avenue | Greenhill | Weymouth | DT4 7TF

Offers Over £270,000

BEAUMONT  JONES

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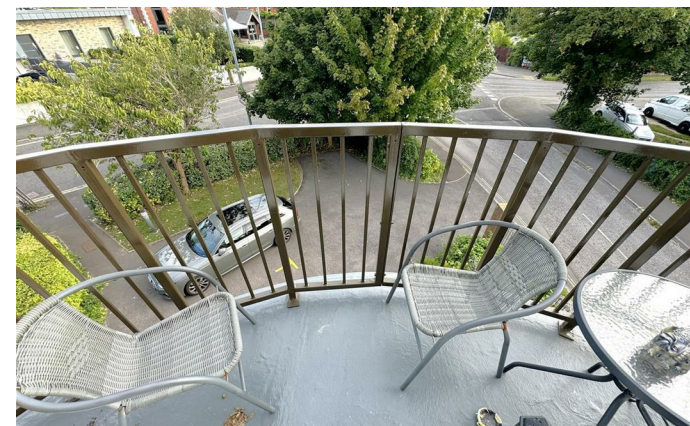
Offers Over £270,000

We are delighted to offer a spacious two bedroom penthouse apartment within Willow Court, Melcombe Avenue in Greenhill just moments away from Greenhill beach and gardens. The property offers a half-balcony, spacious living room opening into a kitchen/diner, two double bedrooms with master ensuite, allocated parking and is offered with a share of the freehold.

- Penthouse Apartment
- Half Balcony
- Allocated Parking
- Perfect Holiday Home/Downsize
- Two Double Bedrooms
- Spacious Throughout
- Moments Away From Greenhill Beach & Gardens
- Share of The Freehold

Full Description

Willow Court is a purpose built apartment block located in Melcombe Avenue, Greenhill just moments away from Greenhill beach and gardens. Entrance into the block is via a secure side aspect door leading into a well-presented communal hallway with stairs rising to all floors with glass balustrades. Apartment 8 is located on the second floor with a wooden fire door leading into a generous sized hallway offering loft access via a hatch which has been boarded, built in airing cupboard/storage, wall mounted telephone entry system and doors lead to all principle rooms. The living room offers an abundance of living space with access out onto a



Spacious penthouse apartment located within the popular location of Greenhill, just moments away from Greenhill beach & gardens.



half balcony with views over Melcombe Avenue and the Methodist Church, lots of natural light floods through the multiple windows and Velux skylights. From the living room there is an opening leading through to a spacious kitchen/diner offering a range of eye and base level units with work surfaces over, double integral electric oven with inset four ring electric hob and extractor fan over and space and plumbing for kitchen appliances. The dining area offers space for a dining table and chairs. Reverting back to the hallway the master bedroom is a generous size offering plenty of space for bedroom furniture, dual aspect windows and a door leads through to a shower en-suite comprising a shower cubicle, low level WC, wash hand basin and a rear aspect Velux skylight. Bedroom two is a further generous sized double with a side aspect Velux skylight and a Velux window. The main bathroom comprises a panel enclosed bath with shower attachment, low level WC, wash hand basin and a front aspect Velux skylight.



This property would make the ideal lock up and leave holiday home (holiday letting is not permitted) or a downsize to apartment living still offering plenty of living space. Pets are not allowed.



Outside offers allocated off road parking for one car to the rear of the block, access to a communal washing line, communal bin store and an external communal storage unit ideal for storing of bikes. To the front of the block there is visitor parking spaces, planted shrubs and trees.



The property is located on the edge of Greenhill Beach, this apartment is perfectly positioned for access to the renowned sandy beaches, World Heritage coastline and some of the best sailing waters in the world (venue of the Olympic sailing events). Weymouth includes a modern shopping centre and theatre, mainline London/ Waterloo railway station, 17th





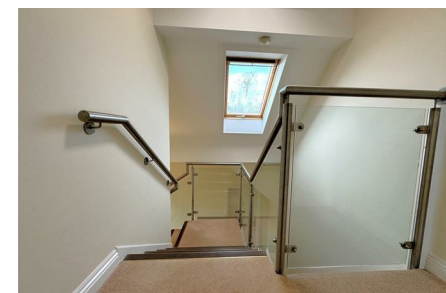
century inner harbour with array of waterside restaurants. Weymouth Sea Life Centre and the Lodmoor Country Park is located just moments away.

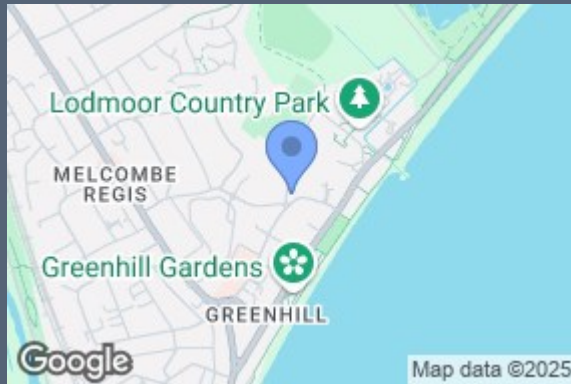
Rating Authority: - Dorset (Weymouth & Portland) Council tax band C. Services: - Mains electric & drainage.

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. Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

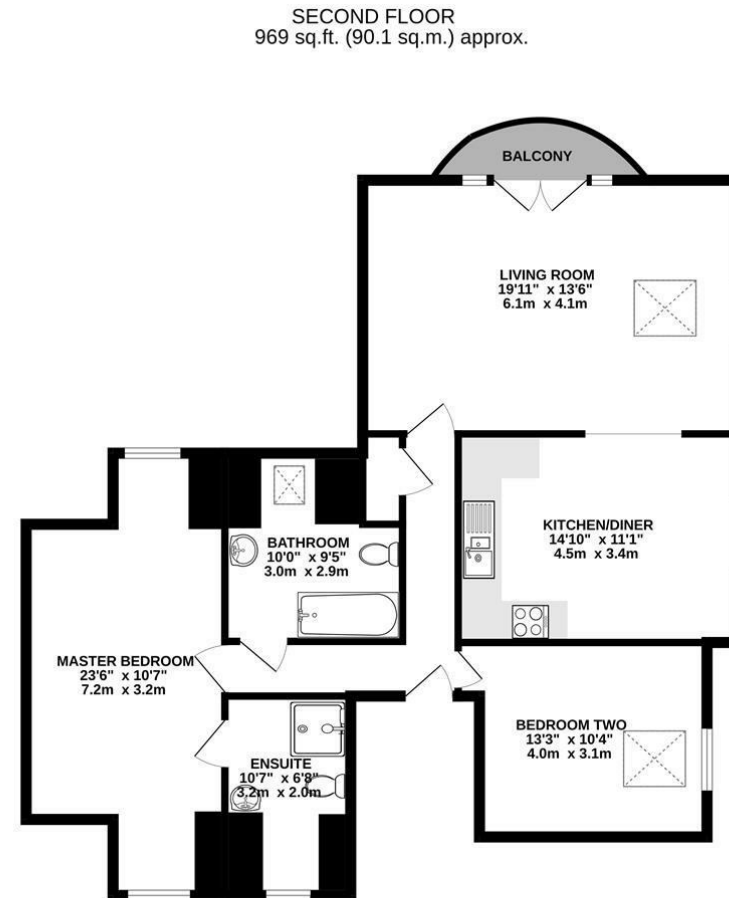


Purpose built block offering a share of the freehold and allocated off road parking.





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		
	75	77
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 969 sq.ft. (90.1 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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We value more than your property