



Dorchester Road | | Weymouth | DT4 7JY

Offers Over £159,000

BEAUMONT  JONES

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We are delighted to bring to the market this immaculately presented two bedroom duplex apartment offering a kitchen/diner, living room, bathroom, utility room, two bedrooms and allocated parking space.

- Duplex Apartment with Accommodation Spanning Two Floors
- Immaculately Presented Throughout
- Allocated Parking
- Close to Weymouth Town Centre and Local Amenities

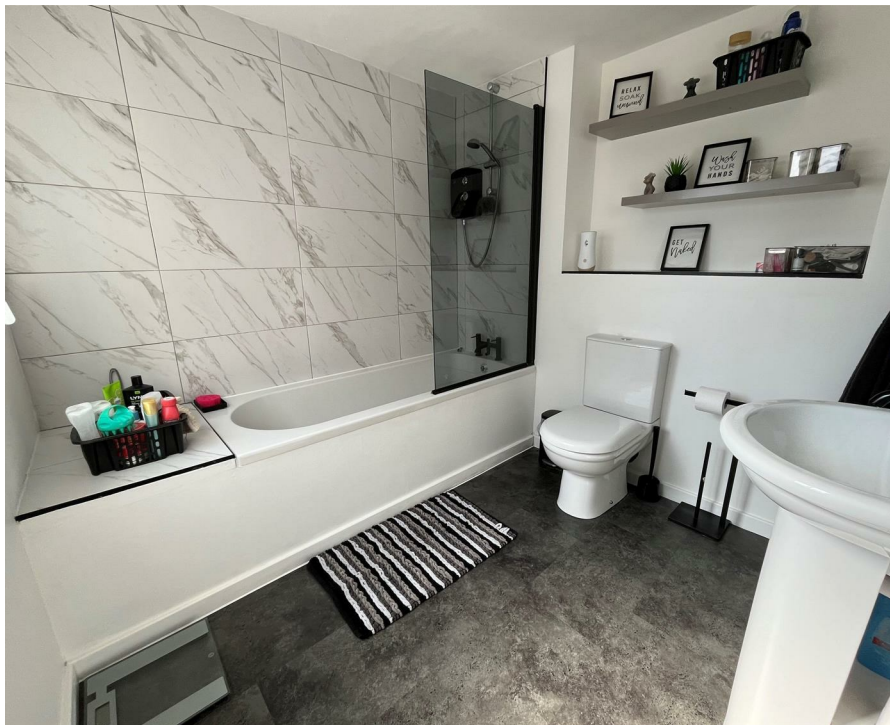
Full Description

Accommodation

Entrance into the block is through the communal front door leading into the welcoming communal hallway with stairs rising to the second floor where the apartment can be found. Into the property there are a further set of stairs rising to the main principle rooms. The modern kitchen/diner has a rear aspect double glazed window, stairs rising to the first floor, a range of eye and base level units, integral oven with hob and extractor fan over and space for a fridge freezer. The living room is a bright and airy room with two front aspect sash windows, electric fire and ample space for living room furniture. The modern bathroom is



This property is the perfect first time buy/investment purchase



partially tiled with bath and shower over head, hand wash basin, low level WC and a side aspect double glazed window. The utility room has space for washing machine and tumble dryer.

Returning to the stairs that rise to the third floor the bedrooms can be found. The master bedroom is a generously sized double with two front aspect windows, electric heater and built in wardrobes. Bedroom two is currently set up as an office but would make a great sized single with an opening into a wardrobe space and a rear aspect double glazed window..

Outside there is allocated parking for car to the front of the block.

The property is located on Lodmoor Hill, close to local amenities including a Tesco's Metro, public house, launderette, fast food takeaways and a post office. Regular bus service to Weymouth & Dorchester, walking distance to Weymouth College, St. John's Primary School and the Lodmoor Country Park.

Rating Authority Dorset (Weymouth & Portland) Council.
Council Tax Band A. Mains electric, electric heating & mains drainage.

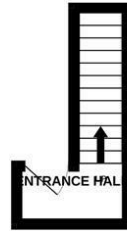
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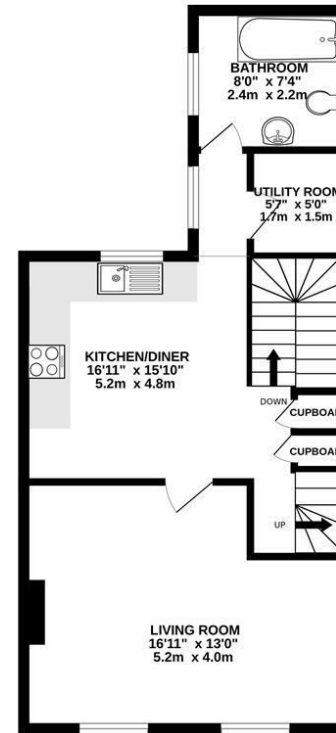
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

We value more than your property

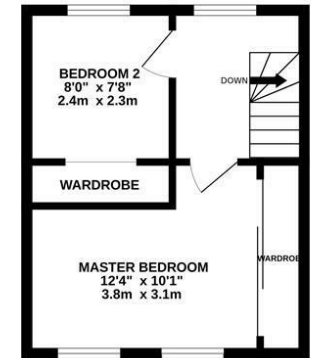
ENTRANCE HALL
41 sq ft. (3.8 sq.m.) approx.



SECOND FLOOR
524 sq ft. (48.7 sq.m.) approx.



THIRD FLOOR
265 sq ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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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