



St. Georges Avenue | Lodmoor | Weymouth | DT4 7TU

£245,000

BEAUMONT  JONES

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We are delighted to bring to the market this spacious first floor apartment set in a popular residential area. Located in a small development of just six apartments over two blocks and sat within lovely communal gardens, this modern apartment would make an ideal downsize. Location close to Greenhill, yet in the convenient position of Lodmoor with excellent bus services and shops nearby. Complete with generous balcony offering views over the well-kept communal gardens and allocated off-road parking.

- Spacious & Modern First Floor Apartment
- Set in Lodmoor & Moments from Greenhill
- Two Double Bedrooms (Master En-suite)
- Allocated Off-Road Parking & Visitors Parking
- Spacious Balcony overlooking the Communal Gardens
- Located Close to an Excellent Bus Route & Shops

Full Description

Accommodation

Entrance to the development is via a security intercom into a well kept communal hallway, stairs gently rise to the first floor and front door which opens into the apartment. The welcoming hallway is a good size with double doors opening into the living/dining room. This inviting room is an excellent size offering plenty of space for furniture. There is a side aspect window and sliding glazed doors opening onto the balcony. Returning to the hallway, a doorway leads into the kitchen/breakfast room. There is a rear aspect window and kitchen comprising of a range of wall and base units providing ample storage. There is a built-in dishwasher, washing machine, oven and hob along with a double stainless steel sink and drainer. There is also space for a small breakfast table. The hallway leads down to the bedrooms and main shower room along with access to a useful storage cupboard and separate airing cupboard.



Spacious first floor apartment set in a small development overlooking lovely communal gardens



The master bedroom is an excellent size double bedroom with built-in double wardrobe and side aspect window. The modern en-suite offers a large shower cubicle, concealed cistern WC and wash hand basin. Bedroom two is a generous sized double bedroom with views over the communal gardens. This would make an excellent guest room as well as offering space for a study area. The main shower room is modern with large walk-in shower, concealed cistern WC and wash hand basin.

Outside

The generous sized balcony is accessed via sliding doors, two of the three panels slide to fully open up this lovely space. The balcony offers plenty of space for a table and chairs whilst overlooking the mature gardens. Access to Woodland Grange is via St. Georges Road, there is one allocated parking space and several visitors parking spaces. This pretty development offers lovely communal gardens which are mainly laid to lawn, there are some mature trees & shrubs which screen the development offering a private setting. There is a communal washing line and area for bikes, along with the communal bin store, this development is extremely well-kept and immaculately presented.

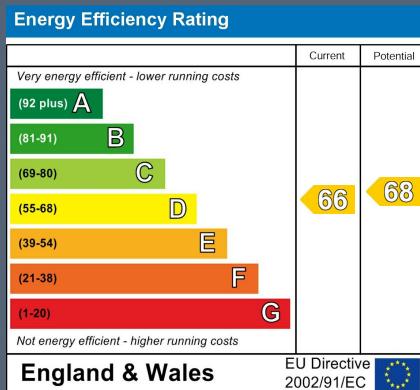
Location

Located within the popular location of Lodmoor and close to Greenhill this apartment is moments from the renowned sandy beaches of Weymouth Bay and is a short stroll to the town centre, offering a good variety of shops, restaurants and cafes. Amenities can be found on the main Dorchester Road at Lodmoor Hill. This includes a Tesco Express, Post Office and Bakery. There is also an excellent main bus route into both Weymouth & Dorchester.

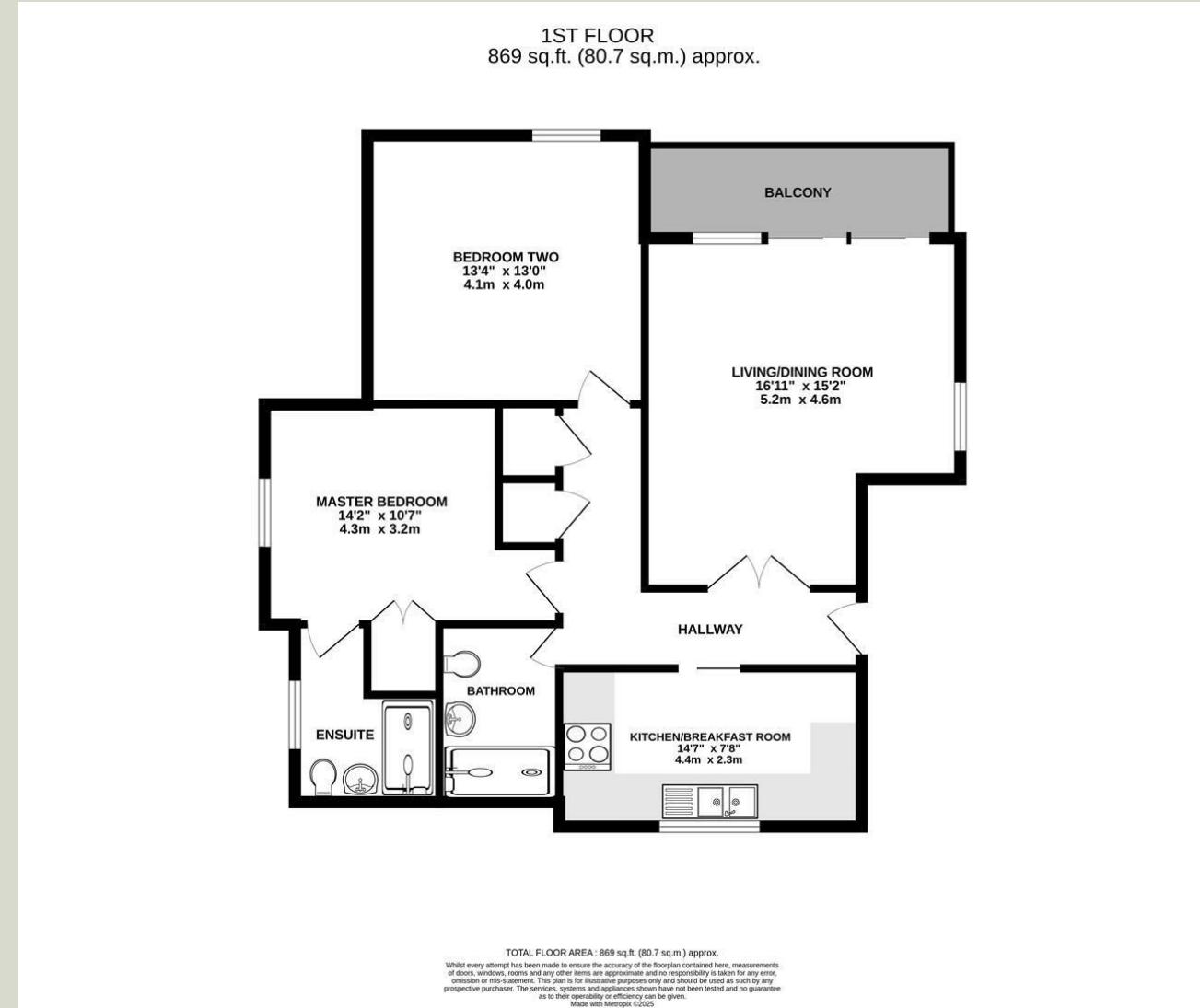
Rating Authority Dorset (Weymouth & Portland) Council. Council Tax Band D. Services Gas central heating. Mains electric & drainage.

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We value more than your property



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