



11 Victoria Street | | Weymouth | DT4 7HA

Guide Price £135,000

BEAUMONT  JONES

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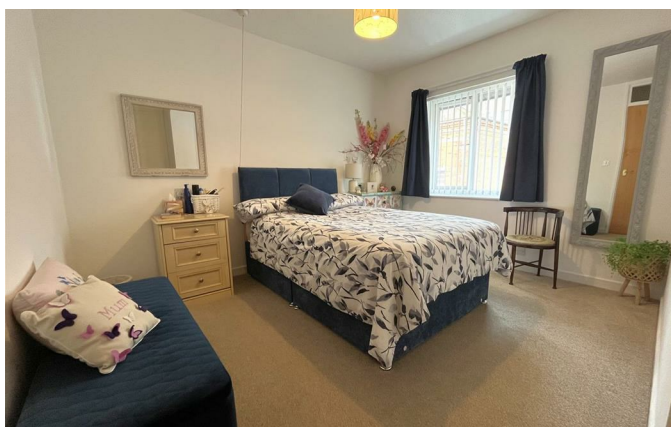
We are delighted to bring to the market this immaculate two bedroom over 55's retirement apartment located within walking distance to Weymouth town centre. This very well presented apartment offers a large lounge/diner, modern kitchen, two bedrooms, modern shower room, external storage cupboard, communal gardens and communal parking on a first come first serve basis.

- Immaculately Presented Throughout
- Close to Local Amenities and Doctors
- Over 55's Retirement Block
- Second Floor with Lift Access
- Communal Gardens and Parking

Full Description

Accommodation

Entrance into the block is through the communal front door via security system fob entry, lift or stairs rise to the second floor where the apartment can be found. Next to the apartment door there is a external storage cupboard housing the electric meters. Into the apartment the well presented hallway has doors leading to the main principle rooms as well as two storage cupboards. The lounge/diner is a great size with ample space for living room and dining furniture, it also has front aspect double glazed windows, wall mounted electric heater, hanging ceiling lights, electric fire place and a door leading to the kitchen. The modern kitchen has a range of eye and base level units, integral oven, induction four ring hob with extractor fan over head. There is also





a front aspect double glazed window, space for a washing machine, fridge and freezer.

Returning to the hallway the remaining accommodation can be found. The master bedroom is a generous double with a front aspect double glazed window, built in wardrobe and a hanging ceiling light. Bedroom two is a well proportioned single with a front aspect double glazed window and hanging ceiling light. Lastly the shower room is partially tiled around with a walk in shower, vanity hand wash basin with storage, low level WC and extractor fan. There are 24 hour carelines in some of the rooms.

Outside

To the rear of the property there are well maintained communal gardens, mostly laid to lawn with patio seating areas. The communal parking is on a first come first serve basis which is located to the rear of the block. In addition there is also a residents lounge.

Location

The property is located within a short stroll to the town centre and beach. Local amenities are just moments away including a chemist, dentist, doctors and a convenience store. Greenhill gardens is close by and a regular bus service to Dorchester.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band B.

Services: - Mains electric, Electric Heating & drainage.

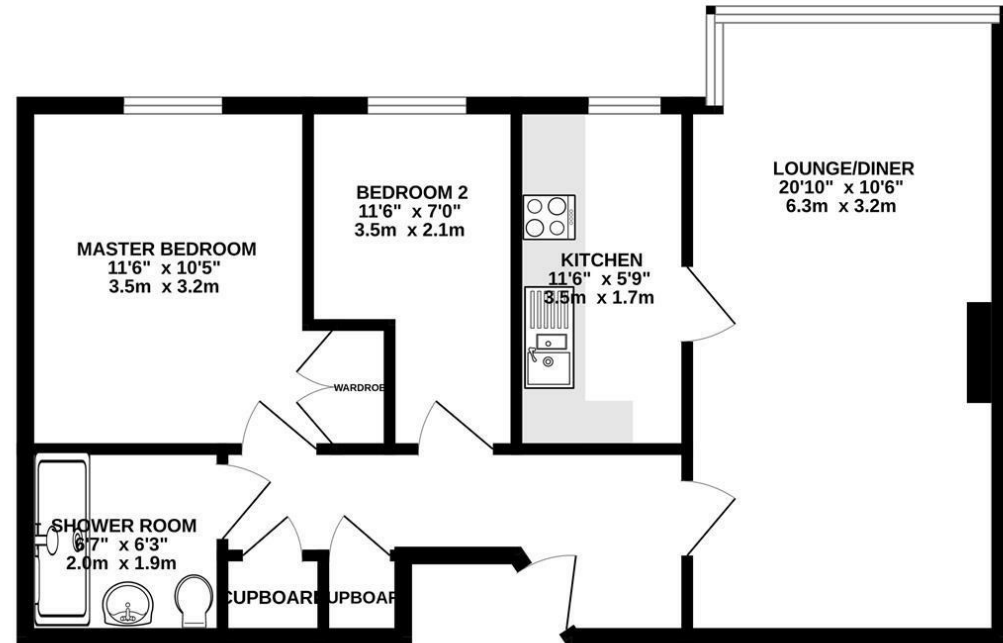
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

SECOND FLOOR 593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 593 sq.ft. (55.1 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.
Made with Metropix 7/2025

We value more than your property

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