



The Kingsley

Kirtleton Avenue | Lodmoor | Weymouth | DT4 7PT

Offers Over £140,000

BEAUMONT  JONES

The Kingsley

Kirtleton Avenue | Lodmoor

Weymouth | DT4 7PT

Offers Over £140,000

We are delighted to offer an immaculate and well-presented one bedroom first floor flat within the popular residential area of Lodmoor. This would make an excellent first time purchase or investment. The property offers generous living accommodation with built in storage, a modern kitchen and double bedroom with further built in storage. Off road parking and low service charges are an added bonus. Viewing is a must to be appreciated.

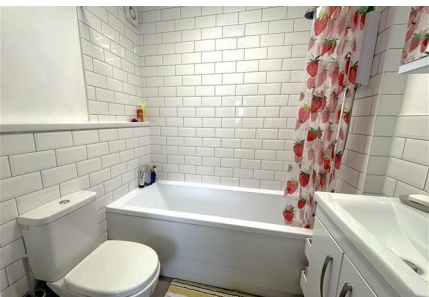
- Large Living Accomodation
- Sought After Location
- Double Bedroom with Built in Storage
- Moments Walk to Weymouth Beach
- Perfect First Time Buyer/ Investment Property
- Modern Kitchen
- Off Road Allocated Parking
- Light and Airy Throughout
- Close to Amenities
- Purpose Built Development

Full Description

Entrance into the block is via a front aspect communal door leading into a communal hall. Stairs rise to all floors, Flat 4 is located on the first floor. Entrance into the flat is via a wooden fire door leading into the hall with doors leading to all accommodation. A door leads you through to the modern fitted kitchen comprising eye and base level units with work surfaces over, integral electric oven with four ring electric hob, sink unit and fridge. There is space for a washing machine with two larger cupboards for extra storage. The spacious lounge/diner has two rear aspect double glazed windows that allow natural light to flood into the room. There is plenty of space for furniture and a dining table and chairs.



A beautifully situated apartment, close to amenities and within a short walking distance to Weymouth's award winning beach.



Reverting back to the hall the double bedroom is a generous sized room with a rear aspect double glazed window and plenty of space for a large bed and offers built in storage. The modern bathroom has a suite comprising a panel enclosed bath with shower attachment over, low level WC and vanity wash hand basin.

Outside has a path leading to the main front communal door and there is communal off road parking located to the rear of the building plus a communal washing line and a communal bin store.

The property is located in Lodmoor, 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. It is also a short walk to into Weymouth town center and Weymouth's award winning beach.

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

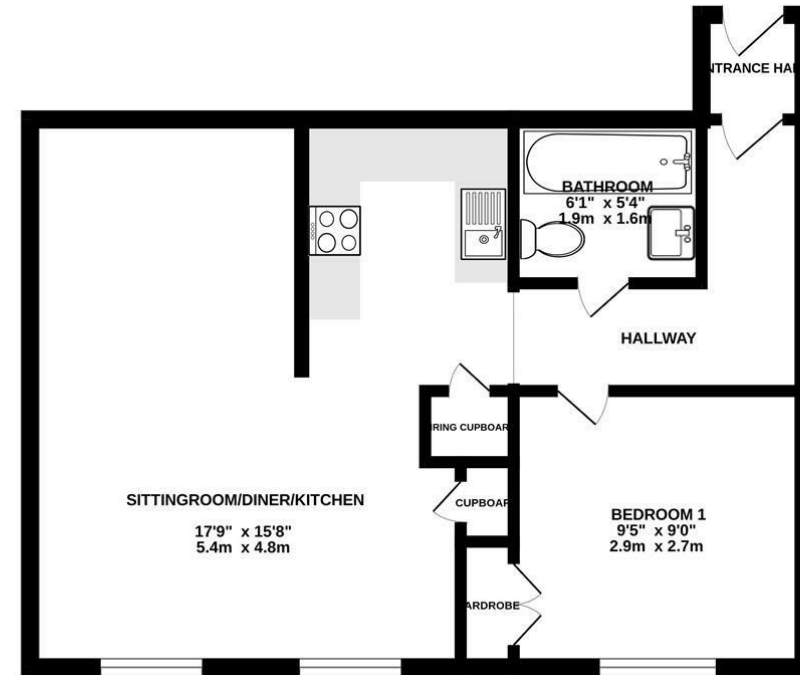
Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or 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.



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		
	70	82
England & Wales	EU Directive 2002/91/EC	

FIRST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 453 sq.ft. (42.1 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 Metropax ©2025

33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk

We value more than your property