



## Flat 10

Melcombe Avenue | Greenhill | Weymouth | DT4 7TE

**Offers Over £260,000**

BEAUMONT  JONES



# Flat 10

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Offered with no onward chain, we are delighted to bring to the market this two double bedroom apartment with exceptional sea views within the popular location of Greenhill. The property offers a generous sized sitting/dining room with sea views and balcony, two double bedrooms, en-suite to master bedroom, generous sized bathroom and kitchen with built in appliances. Externally, there is the benefit of a garage and off-road parking. Moments away from Greenhill beach and gardens, this apartment is a must view for those seeking the coastal lifestyle.

- Sea Views from the Sitting Room & Balcony
- En-suite to Master Bedroom
- Garage with Light & Power
- Sought-After Location
- No Forward Chain
- Two Double Bedrooms with Sea Views
- Large Sitting/Dining Room
- Within Walking Distance Of Greenhill Beach
- Off-Road Parking
- Top Floor Apartment with Communal Lift

## Full Description

### Accommodation

Greenhill 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 lift and stairs rising to all floors. Apartment 10 is located on the third floor with a wooden fire door leading into a generous sized hallway offering loft access via a hatch which has been boarded, built in storage cupboard, wall mounted telephone entry system and doors





Outstanding sea views from the sitting/dining room, both bedrooms and the balcony.



lead to all principle rooms. The sitting/dining room offers an abundance of living space with access out onto a balcony and views over Greenhill beach, lots of natural light floods through the large windows and doors. From the sitting/dining room there is a door leads you into the hallway and offers access to the kitchen. The kitchen offers a range of eye and base level units with work surfaces over, integral oven with inset four ring gas hob and extractor fan over, slimline integral dishwasher and fridge freezer. Reverting back to the hallway the master bedroom is a generous size with built-in wardrobes and offering further space for furniture and storage. A large window with sea views allows the sun to flood into the room and an opening leads through to a en-suite comprising a shower cubicle, low level WC and wash hand basin. Bedroom two is a further generous sized double with a window boasting further sea views. The main bathroom comprises a panel enclosed bath with shower attachment, low level WC, wash hand basin and a rear aspect window.

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

Outside offers off-road parking for one car to the rear of the block, private garage with light and power, access to a communal washing line and communal bin store. The rear has a private communal gardens with bench and table to use at your own leisure and benefits from shrubs, flower beds, trees and well established shrubs. To the front of the block there are planted shrubs and well maintained lawn.

#### Location







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.

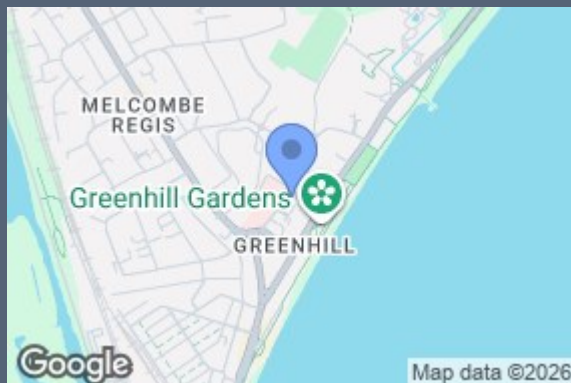
Rating Authority: - Dorset (Weymouth & Portland) Council tax band C. Services: - Mains electric & drainage.

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Moments away from Greenhill beach and gardens, this apartment is perfect for those seeking the coastal lifestyle.

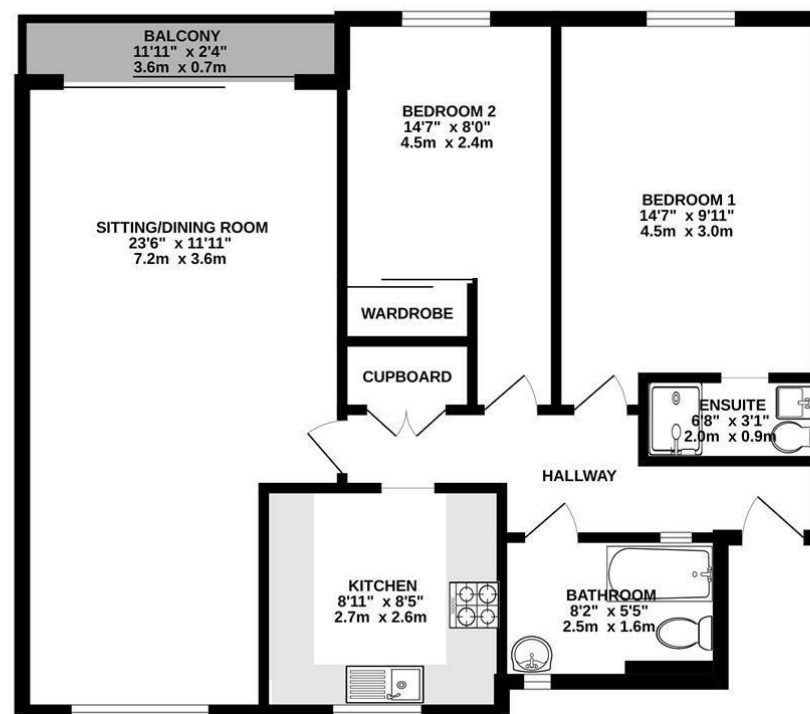




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

*We value more than your property*

THIRD FLOOR  
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA: 709 sq.ft. (65.9 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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