



Nottingham Court | Nottingham | Weymouth | DT3 4BL

£235,000

BEAUMONT  JONES

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SHARE OF THE FREEHOLD

We are delighted to offer a spacious three bedroom first floor flat within the popular purpose built block of Nottingham Court, surrounded by beautiful mature communal grounds. The property boasts a garage within a block, communal parking, communal car washing area, gated access leading out onto open fields leading to Radipole and the BP/M&S garage. The property internally offers a spacious hall, utility cupboard, balcony overlooking the grounds, generous sized lounge/diner, spacious kitchen, modern bathroom and ample built-in storage. This property would make an excellent first time purchase/downsize offering an abundance of living space throughout and viewing is a must to be appreciated.

- Spacious Three Bedroom First Floor
- Set Within Beautiful Mature Grounds Flat
- Garage & Communal Parking
- Ample of Built-in Storage
- Modern Bathroom
- Share of The Freehold
- Balcony
- Generous Sized Lounge/Diner
- Perfect First Time Purchase/Downsize

Full Description

This spacious three bedroom first floor flat is set within beautiful mature grounds in a tucked away position off Nottingham Lane. Entrance into the block is via a front aspect communal door leading into a communal hallway with stairs rising to all floors, flat 5 is located on the first floor. Upon entering the flat there is a built-in storage cupboard within the communal hallway, entrance into the flat is via a wooden fire door leading into a spacious and welcoming hall with multiple built-in storage cupboards, built-in utility cupboard housing a washing machine and tumble dryer, this was originally a separate WC and the plumbing is still in place.



This spacious first floor flat offers an abundance of living space throughout including a balcony overlooking the communal grounds.



Doors lead through to the spacious accommodation. The spacious kitchen has a range of eye and base level units with work surfaces over, integral eye level double oven with inset four ring electric hob, space for a fridge/freezer and a large rear aspect double glazed window overlooking the mature communal garden. The generous sized lounge/diner has an abundance of space offering a large rear aspect double glazed window overlooking the communal rear garden and a side aspect double glazed door leads out onto an enclosed balcony enjoying views over the mature communal grounds.

The master bedroom is a generous sized double boasting built-in wardrobes and a side aspect double glazed window overlooking the mature communal grounds. Bedroom two is a further generous sized double with fitted wardrobes and a rear aspect double glazed window overlooking the mature communal grounds. Bedroom three is a well-proportioned single offering a rear aspect double glazed window overlooking the mature communal grounds and built-in sliding door wardrobes with fitted shelving for storage. The modern bathroom comprises a suite including a panel enclosed bath with a wall mounted shower system over and screen attached, low level WC, wash hand basin and partially tiled walls.

The garage is located within a block offering an up and over door, perfect for storage/storing of a car/motorbike.

Set within beautiful grounds with mature communal gardens surrounding the block which are well maintained. Other benefits include a communal BBQ/firepit area, communal car washing facilities, vegetable patch, greenhouse, rotary lines for washing, bin store and gated access leading out onto open fields with access to Radipole and the BP/M&S garage. The parking within the development is classed as communal parking with plenty of spaces to park for



everyone. including an overflow car park.

The development is located on the north side of Weymouth making it ideal for easy road links in to the town centre or Dorchester. Nearby schools include The Wey Valley Academy, St Nicholas & Radipole Primary. Shopping facilities at Sainsbury's and Morrisons are close by along with Redlands Sports Hub and M&S garage. Weymouth Town Centre offers further shopping facilities, pavilion theatre, beach and harbourside plus train links direct to London Waterloo. from Upwey station which is a short walk away.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band C. Services: - Electric (Economy 7) & 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.



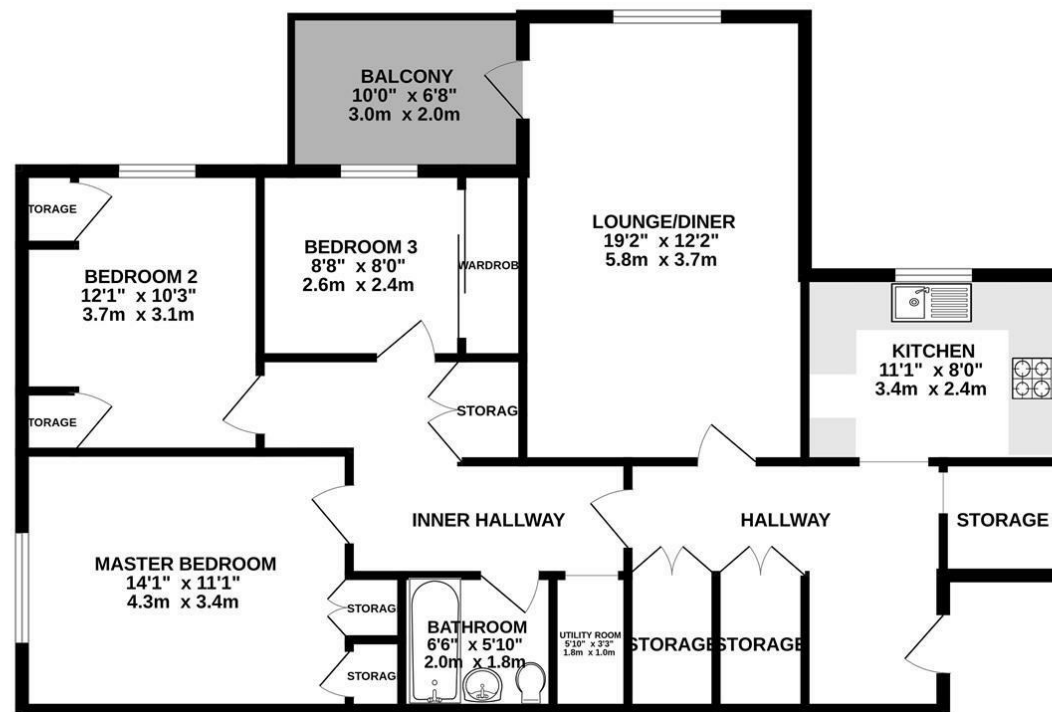
This would make an excellent first time purchase/downsize set within beautiful mature grounds.





| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 61 | 78 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

FIRST FLOOR 1040 sq.ft. (96.6 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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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We value more than your property