



Preston Road
Weymouth, DT3 6PZ

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Asking Price
£300,000 Leasehold



Preston Road

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- Offered For Sale With No Onward Chain
- Modern Purpose Built Flat
- Family Bathroom & En-suite
- Two Double Bedrooms
- Communal Grounds
- Spacious Open Plan Reception Room
- Light and Airy Accommodation Throughout
- Situated In Ever Popular Location Of Preston
- Allocated Parking Space
- Remaining 10 Year New Build Warranty



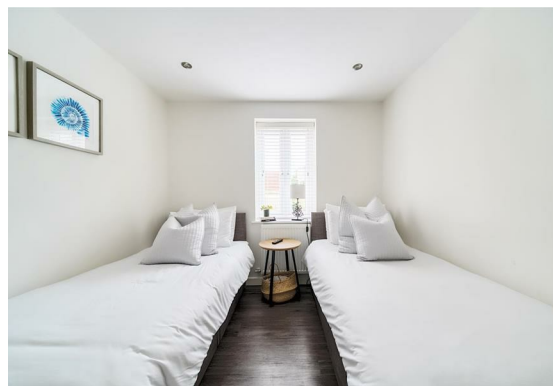


This beautifully presented MODERN, PURPOSE BUILT GROUND FLOOR APARTMENT is offered for sale with NO ONWARD CHAIN. Situated in the ever popular residential location of PRESTON, WEYMOUTH, this ground floor apartment BOASTS LIGHT & AIRY generous accommodation throughout. Benefitting from TWO DOUBLE BEDROOMS, a open plan KITCHEN/RECEPTION ROOM, family bathroom & en-suite.

Access is gained via the secure communal door with video entry system. Upon entering the building you are greeted by the apartments private front door which is located on the ground floor.



This stunning modern purpose built apartment is beautifully presented and offers spacious light and airy accommodation throughout. The large front aspect bay window Kitchen/Reception Room is a striking space, ideal for visiting families or a main residence. The modern kitchen area offers a selection of colour matching eye and base level storage cupboards and a selection of integral domestic appliances. Bedrooms one and two are both of double size, with bedroom one further benefitting from a modern en-suite. The en-suite comprises a modern shower, wash hand



basin and WC. To complete the accommodation is the modern fitted family bathroom, comprising a modern suite with bath and shower over, wash hand basin and WC.

Outside the apartment comes with one allocated parking space. There is additional visitor bay also located to the front of the building. The rear of the building there is a well cared for communal garden ideal for entertaining and el fresco dining.

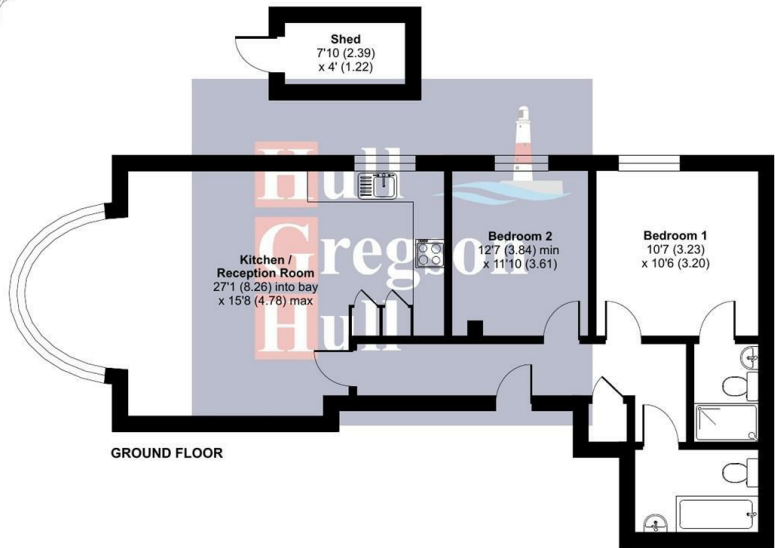
Viewings come highly advised to appreciated the enviable location, modern and well presented condition. This apartment would be an ideal investment or main residence.

*** Please note under the Estate Agents Act 1979 one of the vendors is related to an employee involved in Estate Agency and works for Hull Gregson Hull Lettings Ltd. ***



Preston Road, Weymouth, DT3

Approximate Area = 739 sq ft / 68.6 sq m
Shed = 31 sq ft / 2.9 sq m
Total = 770 sq ft / 71.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1332571

Kitchen / Reception Room

27'1" into bay x 15'8" max (8.26m into bay x 4.78m max)

Bedroom One

10'7" x 10'5" (3.23m x 3.2m)

Bedroom Two

12'7" x 11'10" (3.84m x 3.61m)

Bathroom

Ensuite

Shed

Dorchester Additional Information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Purpose Built Ground Floor Flat

Property construction: Standard

Mains Electricity

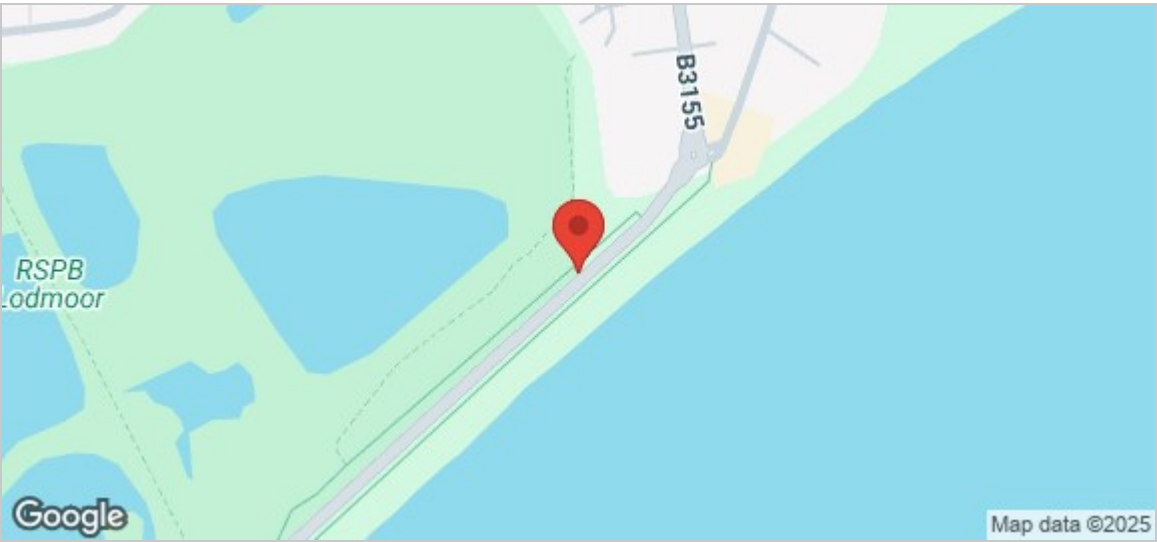
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		