



Connells

Preston Road
Weymouth



Property Description

This apartment is a stunning front facing first floor apartment situated in the prime location of Preston, within moments of Overcombe Beach and level walk to Weymouth Town centre. This high specification apartment is with fully integrated contemporary kitchen, video entrance security systems, two bathrooms, parking, individual storage area and large communal gardens are located on a bus route serving both Weymouth and Dorchester. The accommodation in brief comprises hallway, large open plan lounge/diner/kitchen, two bedrooms the master being En-suite and family bathroom. Outside is an allocated parking space with communal gardens with large decked seating area. Offered with no onward chain.

Open Plan Living

18' 7" x 20' 1" max (5.66m x 6.12m max)

Lounge

Fitted kitchen with a range of wall and base units incorporating a stainless steel sink with worksurfaces over. Integrated dishwasher, washer dryer and fridge freezer.

Bedroom One

10' 7" x 10' 6" (3.23m x 3.20m)

Rear aspect upvc window. Wall mounted radiator. Walk in wardrobe. Television point

Accommodation

Entrance Hall

Wall mounted radiator. Cupboard housing consumer box and storage. Video security entry phone

En Suite

Suite comprising walk in shower cubicle, WC and vanity unit with shaver point and vanity mirror. Heated towel rail.



Bedroom Two

8' 9" x 10' 7" (2.67m x 3.23m)

Side aspect upvc window. Wall mounted radiator. Fitted mirror wardrobe.

Bathroom

Suite comprising panel enclosed bath with shower over, WC and vanity unit with mirror and shaver point. Extractor fan. Heated towel rail

Outside

Bin store. Communal gardens to front and back. Communal storage. Secure walk in cupboard. Allocated car parking space.

Lease & Maintenance Info

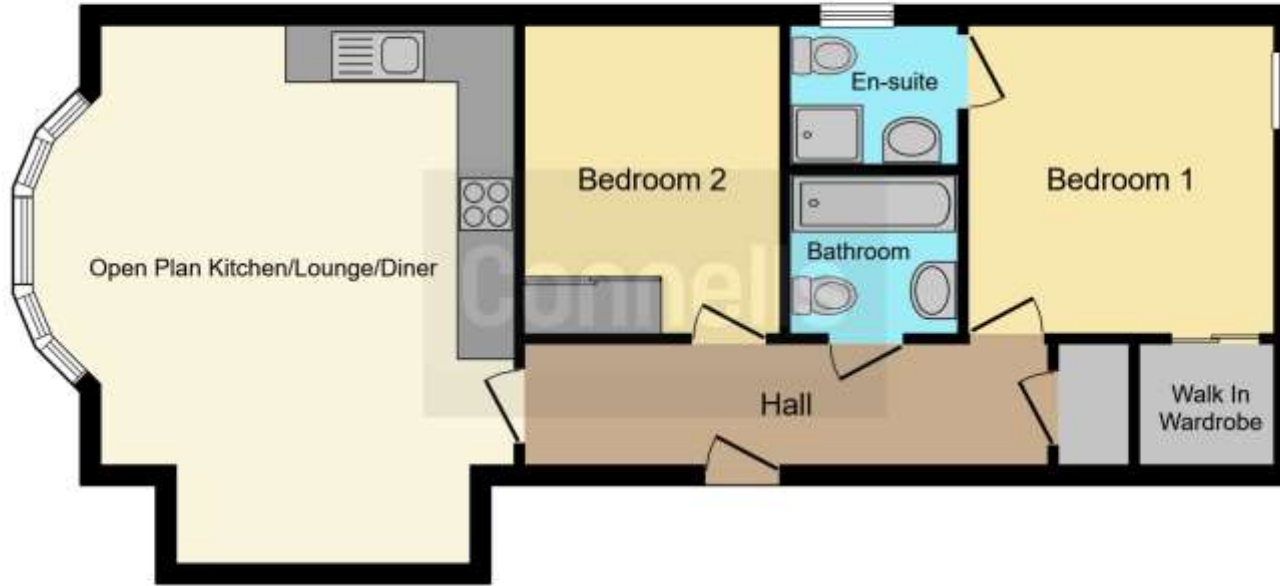
The vendor informs us there is 125 year lease, with an annual maintenance charge of £1000. Pets allowed on request.

(These details should be checked by your solicitor before incurring any expenditure to clarify accuracy)









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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84 St. Thomas Street
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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/WEY307940

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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