



Connells

Southbrook Heron Close
Preston Weymouth



Property Description

Stepping into the second floor apartment, you enter into an open hallway with doors to all living accommodation. The main living area, situated at the rear of the property is a large lounge/diner with dual aspect French doors out to a balcony. The double glazed doors allow plenty of natural light to flood through. The kitchen, being a good size, benefits from integral appliances such as a fridge/freezer, dishwasher, eye level oven, hob and extractor hood over.

Further living accommodation consists of two double bedrooms. Bedroom one with built in wardrobes and an En-suite with white wash hand basin, wc and walk in shower. Bedroom two with built in wardrobes and finally the family bathroom, white wash hand basin, wc and bath with shower over.

Close by to the property is a short stroll to the beach, the Cafe Oasis and a public house, The Harvester. The property benefits from a garage and a level walk along the Esplanade or direct bus route to the town centre.

Entrance

Hallway

Radiator. Power points. Entry phone. Central heating thermostat. Security alarm panel. Smoke alarm. Two ceiling light points. Cupboard housing hot water cylinder. Panelled doors opening to:

Kitchen

7' 7" x 11' 9" (2.31m x 3.58m)

Double aspect UPVC windows to side and rear enjoying a pleasant outlook. Kitchen fitted with a modern range of floor, drawer and wall units. 'Smeg' built-in oven and four burner hob with extractor over. Integrated fridge/freezer, dishwasher and washing machine. Unit housing gas boiler. Stainless steel one and half bowl single drainer sink unit with mixer tap. Power points. Central heating timer. Complementary work surfaces and wall tiling. Inset ceiling spot lights.

Lounge

19' 10" narrowing to 13' 8" x 16' 1" (6.05m narrowing to 4.17m x 4.90m)

UPVC window to side. UPVC French doors opening onto a private balcony enjoying an open outlook across Lodmoor. Modern fire surround with hearth and mantle over. Two radiators. Power points. TV point. Two telephone points. Two wall light points. Ceiling light point.

Bedroom One

9' 9" x 8' 5" (2.97m x 2.57m)

Two built-in wardrobes. Radiator. Power points. Telephone point. TV point. Ceiling light point. UPVC window to side. Door from bedroom to:

En Suite

Glazed shower cubicle. Close coupled WC. Pedestal wash hand basin with light and shaver point over. Radiator. Walls part tiled with complementary tiling. Extractor. Inset ceiling spot lights.

Bedroom Two

11' 1" x 11' 9" (3.38m x 3.58m)

UPVC window to side. Built-in wardrobe. Radiator. Power points. Ceiling light point.

Bathroom

White suite comprising walk in shower cubicle, close coupled WC, pedestal wash hand basin with light and shaver point over. Radiator. Walls part tiled with complementary tiling. Extractor. Inset ceiling spot lights.

Outside

Communal gardens laid to lawn with well planted borders and pedestrian path leading to communal front door.

Garage

Garage in block with up and over door.

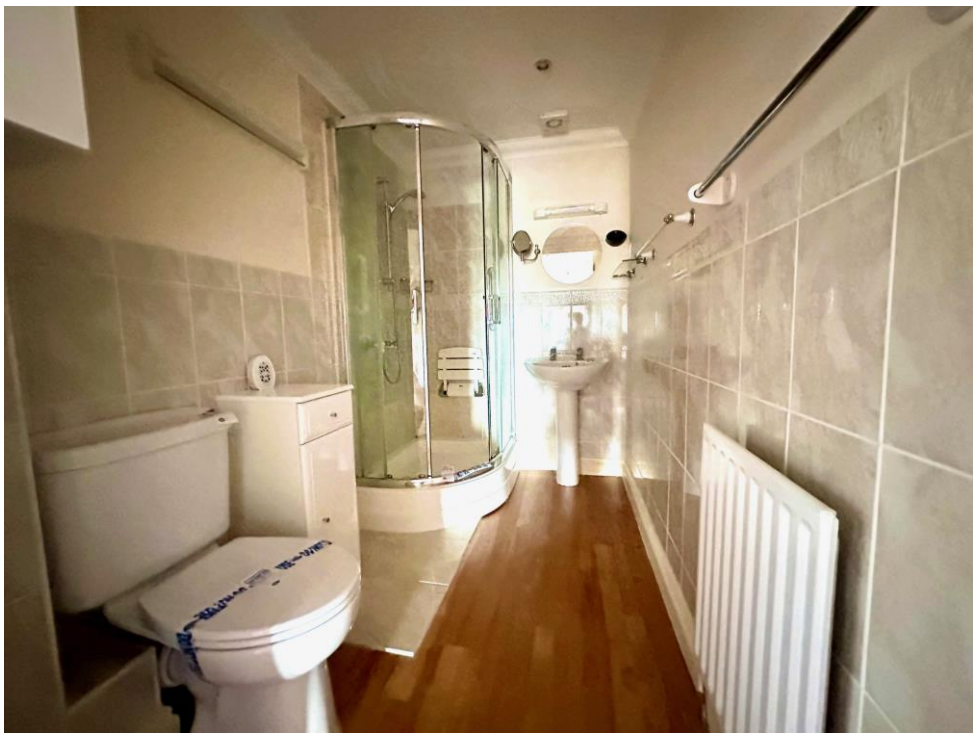
Parking

Communal visitor spaces.

Lease Length & Charges

Leasehold; service charge £1,200 pa; no ground rent; lease remaining 101 years.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01305 770 333
E weymouth@connells.co.uk

84 St. Thomas Street
WEYMOUTH DT4 8EN

EPC Rating: C

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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