



**Connells**

Keast Court Heron Close  
Preston Weymouth





### Property Description

Accessed through the communal hallway, with stairs and lift access, the front door of the apartment opens into a spacious inviting hallway with has a security intercom.

The sitting/dining room is spacious; light floods the beautifully presented room, providing an airy feel to the living space and doors open to the balcony, a welcoming space for absorbing the nearby fresh sea air. Adjacent to the lounge is a fully fitted kitchen with a selection of white units, space for appliances and complementary worktops.

The two double bedrooms are positioned along the hallway. Both bedrooms accommodate fitted wardrobes and enjoy views over the communal gardens. Bedroom one is a generous room offering ample space for a range of bedroom furnishings, bedroom two is a further double offering fitted storage.

Finishing the accommodation is a shower room with basin, accompanied with the added benefit of a separate WC.

Outside there is a well-maintained communal gardens, visitor parking and a private garage.

### Entrance

### Hallway

Carpeted. Coving. Skirt boarding. Intercom system. Wall mounted radiator. Thermostat. Electrical points. Doors leading into: -

### Lounge / Diner

20' 2" x 15' 7" (6.15m x 4.75m)

Carpeted. Coving. Skirt boarding. Wall mounted radiator. Thermostat. Electrical points. Television point. Telephone point. Side aspect double glazed french doors with Juliet balcony. Doors leading into: -

### Kitchen

12' 7" x 8' (3.84m x 2.44m)

Fully fitted kitchen with a range of wall and base units with worksurfaces over. Induction hob with cooker hood over. Eye level Hotpoint oven. Inset stainless steel sink and drainer unit. Fridge freezer. Tiling. Washing machine. Tumble dryer. Undercounter fridge. Wall mounted boiler. Rear aspect double glazed window. Skirt boarding. Wall mounted radiator. Electrical points.

### Bedroom One

9' 5" x 9' 3" (2.87m x 2.82m)

Rear aspect double glazed window. Carpeted. Skirt boarding. Coving. Telephone point. Electrical point. Fitted wardrobes. Wall mounted radiator. Door leading into: -

### En Suite

5' 8" x 4' 8" (1.73m x 1.42m)

Suite comprising shower unit, level WC and wash hand basin. Tiling. Wall mounted radiator. Extractor fan.

### Bedroom Two

7' 2" x 12' 8" (2.18m x 3.86m)

Rear aspect double glazed window. Carpeted. Skirt boarding. Coving. Electrical point. Fitted wardrobes. Wall mounted radiator.

### Bathroom

5' 6" x 9' (1.68m x 2.74m)

Suite comprising shower unit, level WC and vanity wash hand basin. Tiling. Wall mounted radiator. Extractor fan.

### Outside

### Communal Gardens

### Garage

Electrically operated Garage Door with electric supply inside.

### Lease Length & Charges

The vendor informs us that the property has a 999 year lease which commenced on 25 March 1989. The Ground Rent is £100 PA. The service charge is approximately £665 paid every 6 months. Letting on a shorthold tenancy basis is permitted but no holiday lets.

We recommend details are verified by your solicitor before incurring any additional costs.



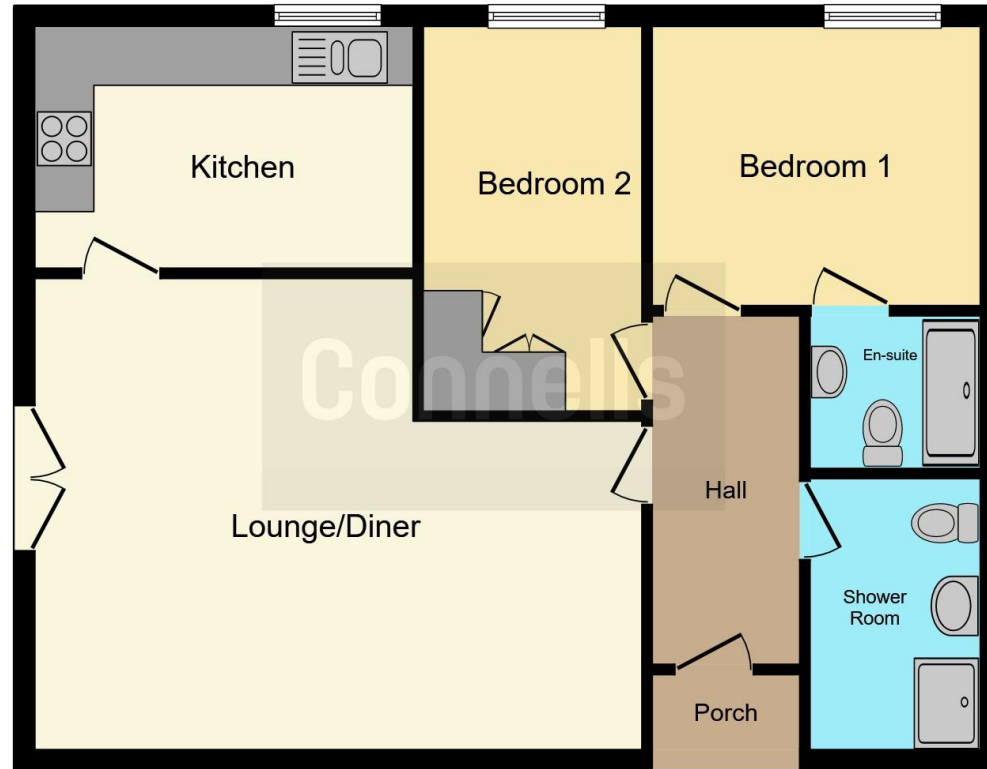












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

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**E [weymouth@connells.co.uk](mailto:weymouth@connells.co.uk)**

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WEY308616](http://connells.co.uk/Property/WEY308616)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1989. 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.

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