







### Property Description

This desirable 2 Bed, 2 bathroom apartment offers the lucky owner the perfect balance between convenient and comfortable living. Located in the sought-after area of Preston Road, this property offers a Master Bedroom with a stylish en-suite shower room as well as an additional family bathroom offering practicality and ease of living.

The emphasis on natural decoration enhances the natural light to the property with certain apartments also benefiting from outdoor space.

This property comes fully equipped with flooring included throughout. Carpeting in the bedrooms and living room, tiling to all bathrooms and LVT flooring to all other areas.

Parking is allocated to each property with additional visitor spaces available as well as an electric car charging point.

Based on Preston Road this property is in a sought-after location. Just a short walk away from local amenities as well as Weymouth's sandy beaches offering the perfect balance between tranquil life and modern day to day living.

### Location

The flats are situated on Preston Road, Weymouth which is located close to local amenities including pub, cafes, shops and Dr's surgery. Preston also contains two Haven campsites Seaview and Weymouth Bay. There are stunning coastal and scenic walks, and this can make the property the perfect place to escape during weekend breaks.

### Apartment 1

This is a ground floor 2 bedroom apartment, with open plan kitchen diner to front elevation. The kitchens have a modern shaker style, matte finish, chrome handles and chrome fitted appliances, including microwave oven, fridge freezer, dishwasher and washing machine, electric hob and oven. This property also has access to its own rear private balcony area leading to its own garden.

### Entrance

Wooden door leading into: -

### Entrance Porch

Spot lighting. Skirt boarding. LVT wood effect flooring. Wooden glazed door into: -

### Hallway

Spot lighting. Skirt boarding. Double electrical socket. Wall mounted Comelit intercom system. Optical smoke alarm. Airing cupboard housing Dimplex water heater. LVT wood effect flooring. Door leading into: -



## Kitchen

13' 6" x 10' 7" (4.11m x 3.23m)

Fully fitted kitchen with a range of wall and base units with worksurface over, inset ceramic sink. Integral Lamona fridge and freezer. Lamona eye level fitted microwave. Integral Lamona dishwasher. Integral Lamona washing machine. Zanussi four ring induction hob. Zanussi oven and grill. Wall mounted Ronite electric heater. Two double electrical sockets. LVT wood effect flooring.

## Lounge

Spot lighting. Skirt boarding. Wall mounted Ronite electric heater. Carpeted. Two feature front aspect double glazed french door providing access to the private balcony. Television point. Telephone point. Two double electrical sockets.

## Bedroom One

22' 5" max x 14' 3" (6.83m max x 4.34m)

Side aspect double glazed french doors. Side aspect double glazed window. Wall mounted Ronite electrical heater. Spot lighting. Skirt boarding. Fitted double wardrobe. Door leading into: -

## En Suite

Impressive suite comprising double rainfall shower cubicle, low level WC and wash hand basin. Wall mounted heated towel rail. Shaver point. Tiling.

## Bedroom 2

10' 8" max x 10' 9" (3.25m max x 3.28m)

Rear aspect double glazed french door providing access to the private balcony. Wall mounted Ronite electrical heater. Skirt boarding. Spot lighting. Three double electrical sockets.

## Bathroom

Impressive suite comprising panelled bath with mixer taps, low level WC and wash hand basin. Wall mounted heated towel rail. Shaver point. Tiling.

## Outside

## Private Balcony

Private enclosed rear balcony accessed via bedroom two with access to the garden.

## Allocated Parking

## Lease Length & Charges

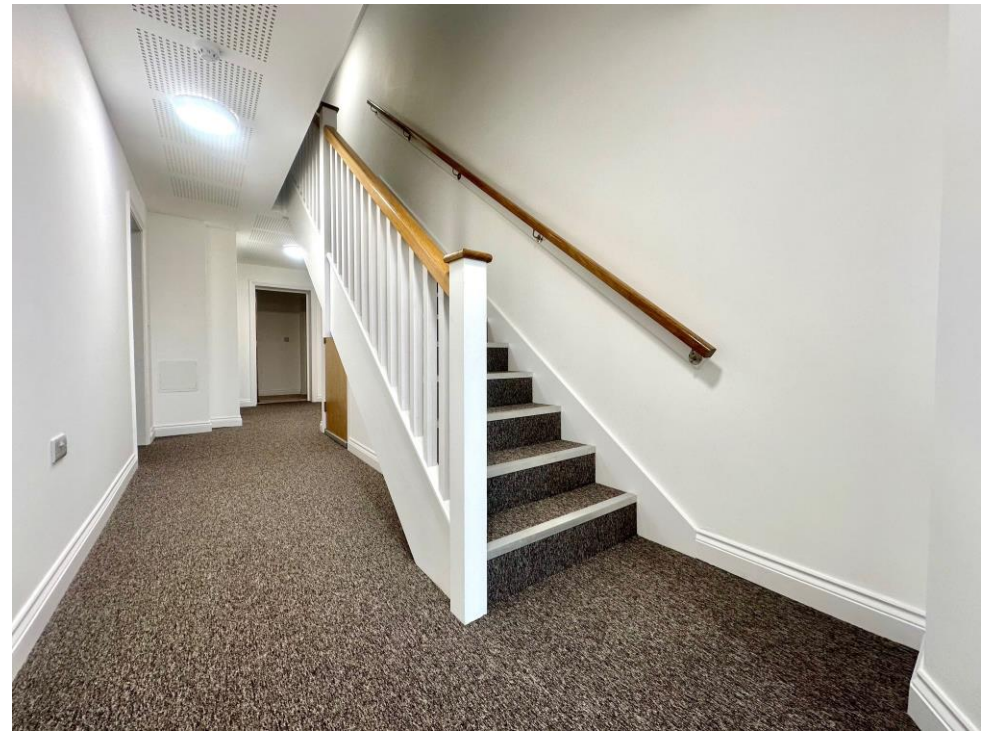
The vendor informs us there is a 999 year lease and holds a share of the freehold. Annual service charges are £1,200 approx.

## Note

Please note that images used may be computer generated and/or from a show-home by the developer and are meant for guidance only. Images are general of the development and may not relate to your chosen Plot - clarification should be sought from our sales team.















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: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WEY308813](https://www.connells.co.uk/Property/WEY308813)**

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.



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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