







### Property Description

This desirable 2 bedroom first floor 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 4

This is a first floor 2 bedroom apartment, with open plan kitchen diner to front elevation. The kitchens have a modern shaker style, matt 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 private front & rear aspect balconies.

### 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

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/Diner

21' 6" Max x 11' 4" (6.55m Max x 3.45m)

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

## Bedroom One

10' 3" x 9' 8" (3.12m x 2.95m)

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

## Bedroom Two

10' 1" x 9' 4" (3.07m x 2.84m)

Front 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

7' 1" x 5' 10" (2.16m x 1.78m)

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

## Outside

## 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 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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84 St. Thomas Street  
 WEYMOUTH DT4 8EN

EPC Rating: B

Service Charge:  
 1202.87

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WEY308816](http://connells.co.uk/Property/WEY308816)**

This is a Leasehold property with details as follows; Term of Lease 250 years from 29 Jun 2023. 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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Property Ref: WEY308816 - 0007