



Connells

Velsheda Court Preston Road  
Weymouth





### Property Description

Beautifully presented two bedroom first floor apartment which was built approximately 12 years ago by the respected upmarket developers, Devon and Dorset Properties. Located in the desired position a few minutes walk to the beach. The property benefits from ample space with two balconies overlooking the communal gardens at the rear. Communal secure entry on ground floor leads to lift to all floors, opening onto a light landing with door to apartment. Internal hallway leads to all rooms. A large spacious living room with access to a private enclosed balcony. Separate, fully fitted kitchen with extensive Bosch appliances. Family bathroom with shower over extra-large bath, wc and basin. Two double bedrooms, with the master ensuite enjoying fitted wardrobes opening out to your own private sunny balcony with views over communal gardens. En-suite with double sized panelled shower, WC and basin. Must be seen to be appreciated. Early viewing recommended.

### Entrance

Door leading into: -

### Entrance Hall

Entry phone system, panel radiator. Two large walk-in cupboards, currently comprises as linen & storage.

### Lounge/Diner

12' 7" x 17' 6" (3.84m x 5.33m)

Large side aspect double glazed window and main wall lighting. Doors open to a private balcony, two panel radiators, TV & satellite connections. Skirt boarding.

### Kitchen

8' x 11' (2.44m x 3.35m)

Excellent quality range of eye level base and wall units with roll top working surfaces, ceramic sink unit with mixer tap, complementary tiling, built in 'Bosch' appliances including a double oven, gas hob, extractor hood, washing machine, dishwasher, fridge freezer and microwave. Wall mounted 'Glow-worm' boiler in concealed matching unit. Inset ceiling lights with counter lighting.

### Bathroom

Modern white suite comprising of a panel bath with mixer tap, wall mounted shower above, wash hand basin, low level WC, chrome heated towel rail, extractor fan, fully tiled walls, and inset ceiling lighting. Side aspect double glazed opaque window.



### Bedroom Two

12' 8" x 11' 7" narrowing to 7' 6" (3.86m x 3.53m narrowing to 2.29m)

Double glazed window to south elevation, panel radiator, and built-in double wardrobe. Skirt boarding. Television and telephone point. Satellite connection.

### Master Bedroom

11' 3" x 13' 3" (3.43m x 4.04m)

French doors to rear second terraced balcony and double range of fitted wardrobes. Central ceiling light and panel radiator. Skirt boarding. Door to:

### Ensuite Shower Room

Modern suite comprising of a double sized walk-in shower cubicle with wall mounted shower and glazed sliding screen, wash hand basin, low level WC, chrome radiator towel rail, extractor fan, fully tiled walls, and inset ceiling lights.

### Outside

The property has the bonus of a large private parking bay with additional shared visitor spaces. There is a bike shed, bin store and attractive gardens laid with borders and beds. To the rear of the property there is further landscaped gardens laid to lawn with mature shrubs and trees. The apartment has the advantage of two balconies which enjoy views over the quiet garden to the rear.

### Parking

An allocated parking space and two visitor parking spaces.

### Charges & Lease Information

The vendor informs us that the property has a 999 year lease which commenced in 2013 and has a 1/8th share of the freehold. The service charge is approximately £160 PCM. Pets are not allowed. Letting on a shorthold tenancy basis & holiday lets are not permitted.

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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84 St. Thomas Street  
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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WEY309154](http://connells.co.uk/Property/WEY309154)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2012. 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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