



Gentian Way , Weymouth DT3 6FJ

- Contemporary top floor apartment positioned to the rear of the building
 - Separate kitchen/breakfast room
- Allocated parking with lift access to the top floor
 - Viewings highly recommended
- Easy access to Weymouth & Dorchester
- Spacious lounge/diner
 - Bathed in natural light with charming views
 - No forward chain
- Preston Downs, Weymouth
 - Coastal living

Price Guide £159,950 Leasehold



Location

Communal Entrance

Open and airy communal hallway accessed via double glazed UPVC door, stairs and lift access to all floors.

Entrance Hall

Cupboard housing meters, handset buzzer on wall for entry phone system, thermostat, cupboard housing water heater, wooden door into...

Bathroom

7'10" x 6'10"

Partially tiled bathroom suite with side aspect obscured, double glazed window, wall to wall bath tub with stainless mixer tap and handheld shower, low level w/c, hand wash basin with stainless mixer tap and electric heated towel rail.

Bedroom

12'5" x 10'5"

Side aspect double bedroom with double glazed window, power points, ceiling light and wall mounted thermostat, telephone point & TV aerial point.



Lounge/Diner

15'8" x 14'9"

Dual aspect room with double glazed windows providing views over rolling hillside, ceiling light, power points, loft hatch and door into...

Kitchen/Breakfast Room

15'1" x 8'2"

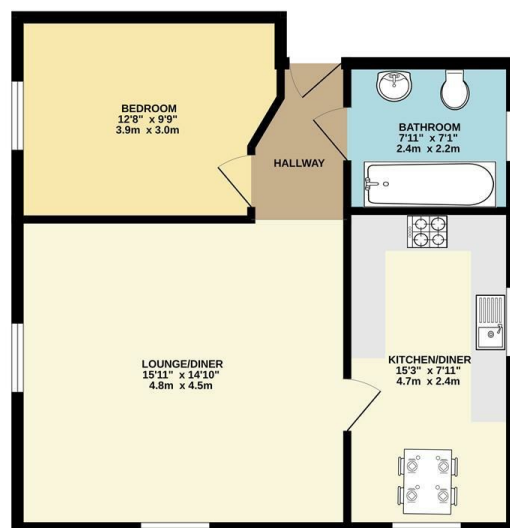
Dual aspect modern fitted kitchen with double glazed windows with far reaching countryside views. Range of eye and base level units with incorporated electric oven and hob with extractor above, stainless steel double sink with draining board and mixer tap, built in fridge freezer and space for dishwasher and washer/ dryer.

General

The apartment is situated to the rear of the building. The heating system is an air-source heat pump a environmentally friendly way to heat the property and water.



Local Authority
Council Tax Band **B**
EPC Rating



Whilst every attempt has been made to ensure the accuracy of the floorplan compared to the measurements of doors, windows, stairs and any other items are appropriate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

