



## 7 Preston Road , Weymouth DT3 6PU

- Sea views
- Views of the Lodmoor Nature Reserve
- Charming communal garden
- One bedroom first floor apartment
- NO CHAIN
- Stones throw from OVERCOMBE beach
- Private parking

**Offers In Excess Of £115,000 Leasehold**







### Access And Entrance

Access is via the rear aspect of the building through a communal entrance and stairway, leading to the first-floor apartment. The private front door opens into a hallway.

### Hallway

Ceiling light, power points, and doors leading to the lounge, bathroom, and bedroom.

### Lounge

11'1" 14'9"

A bright dual-aspect lounge offering scenic views —rear-facing views over a peaceful nature reserve and side-facing, stunning sea views. Features include two wall-mounted radiators, TV and BT points, power outlets, a ceiling light, and a door leading to the kitchen.



### Kitchen

7'6" x 10'9"

Front-facing room with a double-glazed window offering sea views. Fitted with a range of eye-level and base units with work surfaces, integrated double oven and four-ring electric hob, space for washing machine and fridge, stainless steel sink with drainer, wall-mounted Worcester boiler, wall-mounted radiator, partial wall tiling, and strip lighting.

### Bedroom

10'9" x 12'1"

Rear-facing double bedroom with a large double-glazed window overlooking the communal garden and nature reserve. Includes a wall-mounted radiator, ceiling light, and power points.

### Bathroom

6'4" x 10'9"

Rear-facing bathroom with an obscured double-glazed window. Fitted with a panel-enclosed bath, low-level WC, pedestal washbasin, cupboard with shelving, and a wall-mounted radiator.

### Parking

We are informed there is one parking space located in the private residents' car park to the rear of the property.

### Communal Garden

Located at the rear, the communal garden is mostly laid to lawn with surrounding flower beds. The space is mainly enclosed by walls and includes a communal washing line.

### Lease Information

999 Year Lease from 2000.

£430 per year Service charge

No Holiday lets

Pets on Application

### Disclaimer

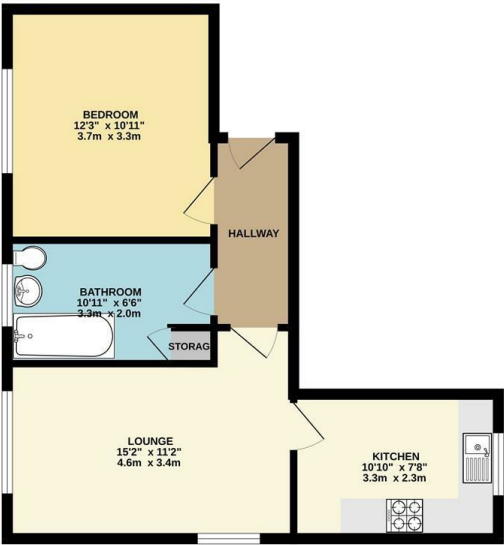
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Local Authority  
Council Tax Band **A**  
EPC Rating

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given to their operation or efficiency under load.  
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