



## Kirtleton Avenue

, Weymouth DT4 7PS

- Ground floor apartment
  - Generous lounge
  - Allocated parking
- Situated in the heart of Weymouth
- Walking distance to Weymouth beach
  - Communal garden
  - No forward chain
- Excellent opportunity for first-time buyers or investors

**Offers Over £140,000 Share of Freehold**





### Entrance

via numbered gate to Double glazed door leading to

### Kitchen

13'0" x 13'1" (max)

Large front aspect double glazed window. Range of eye and base level units with work surfaces over. Partially tiled splashback, stainless steel sink with draining board. Power points. Integral four ring electric hob with oven underneath and extractor fan over. Wall mounted radiator. Space for washing machine and space for freestanding fridge freezer. Wall mounted boiler, large storage cupboard doors leading to:



### Bedroom

10'6" x 12'9"

Front aspect double glazed window. Wall mounted radiator, Power-Point.

### Living Room

11'11" x 13'0"

Front aspect double glazed window. power points, wall mounted radiators door leading to

### Bathroom

6'5" x 11'11"

Front aspect double glazed obscured window. low level WC. Panel enclosed bath. Partially tiled walls, hand wash basin. shower cubicle with glass door. Wall mounted radiator.

### Parking

Communal car park with one allocated parking space

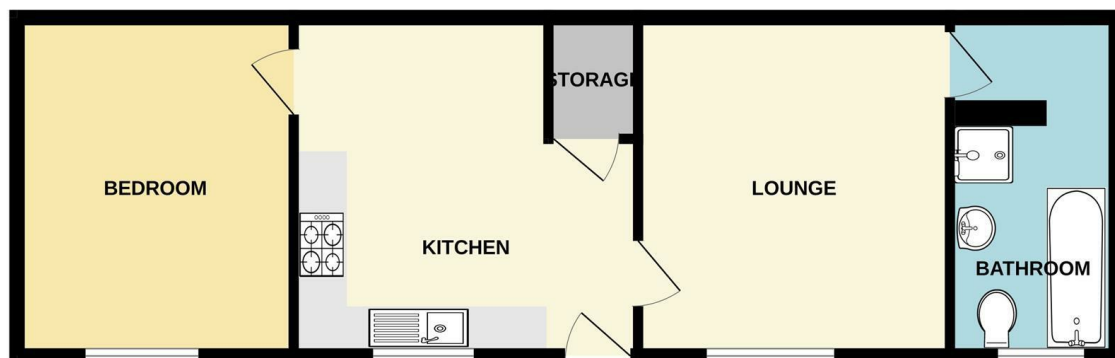
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Local Authority  
Council Tax Band **A**  
EPC Rating **C**

## 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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