



22 Carlton Road North

, Weymouth DT4 7PY

- Spacious ground floor apartment
- Short stroll to Weymouth Beach
- Stylish presentation throughout
 - Open plan living
- Bursting with character features
- Recently installed double glazing
- Parking and communal gardens
- Quiet location, nearby to Weymouth town

Offers In Excess Of £200,000 Leasehold - Share of Freehold





Front of Property/ Communal Grounds

Brick-built pillars align access to the residents-only parking area, the property benefits from an allocated space within the space. The parking area is gravelled, with a concrete-laid footpath leading to the front door and the communal gardens, which are predominantly laid to lawn.

Entrance Porch

A useful, dual aspect porch with double glazed, double upvc doors providing access, the space features ceiling lighting, a glass panel door into bedroom one, and a door into...

Open-Plan Living Area

18'8" x 14'5"

A large, side-aspect reception space, flooded with natural light from recently installed double-glazed sash windows. This versatile room offers ample space for a dining area and features elegant picture rails, a substantial gas fireplace with a stone surround and chimney stack, ceiling lighting, and a wall-mounted thermostat. A wooden door opens into an under-stair laundry/storage cupboard, while an opening with steps leads down into the kitchen.



Kitchen

8'10" x 6'6"

An immaculately finished, recently installed kitchen fitted with a range of eye and base-level units. A double-glazed window overlooks the exterior, while integrated appliances include an electric oven, hob with extractor above, and a fridge freezer. The design is completed with a quartz-effect countertop and matching backsplash, a composite sink, a sleek black vertical radiator, and ceiling spotlights.

Bathroom

6'10" x 5'10"

A charming, partially tiled bathroom featuring ceiling spotlights, a low-level W/C, hand wash basin with stainless steel mixer tap and integrated storage, extractor fan, and a full-sized bathtub with stainless steel mixer taps, handheld shower attachment, and rainfall showerhead.

Inner Hallway

Providing access from the living room, this hallway is finished with ceiling coving, a wooden door into the communal hallway, a wall-mounted radiator, meter point, and ceiling lighting.

Bedroom One

15'8" x 15'1"

A spacious, side-aspect double bedroom with attractive period character. Recently installed double-glazed bay windows fill the room with natural light, while a feature

fireplace with tiled surround and decorative mantelpiece adds charm. Additional features include a wall-mounted radiator, picture rails, ceiling lighting, and a glass-panelled door leading into the entrance porch.

Bedroom Two

12'1" x 10'2"

A bright and airy dual-aspect bedroom with front and side-facing sash windows, further complemented by an attractive arched double-glazed feature window. The room retains original charm with ceiling coving, picture rails, and generous proportions.



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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other items are approximate and the responsibility is taken for any mis-estimation or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and the guarantee as to their operation or efficiency can be given. Made with Measure (2020)

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