



Instinct Guides You



The Esplanade, Weymouth £325,000

- Private Entrance
- Stones Throw To Weymouth Beach and Harbour
- Utility Room
- Character Features
- Open Plan Living
- Beautifully Presented Throughout
- New Kitchen and Bathroom
- Close to local transport
- Centrally Located in Town Centre



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Nestled between the picturesque HARBOUR and Weymouth's Georgian ESPLANADE, this delightful grade II listed THREE-bedroom flat exudes character and charm, just moments away from vibrant bars and eateries.

Offered with no onward chain 'The Moorings' has undergone a thorough refurbishment and has been finished to a superb standard.

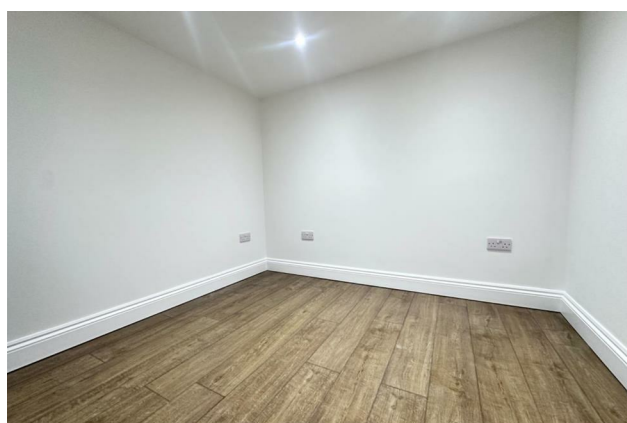
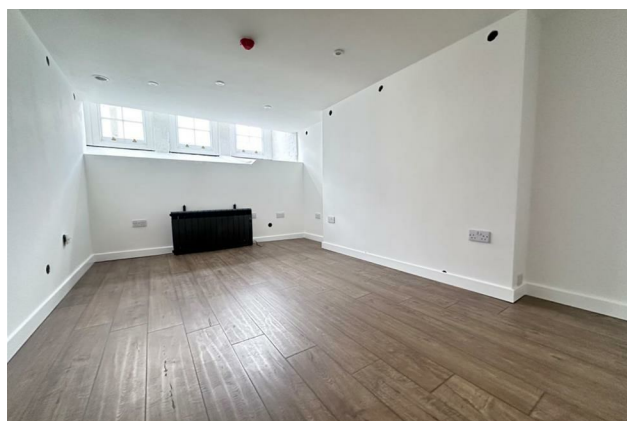
The hub of this contemporary apartment is the substantial open-plan living area, offering a spacious and adaptable room for both relaxation and hosting. A large brick fire surround commands attention and creates a focal point in the room. The kitchen benefits a built-in fridge/freezer, dishwasher and oven & hob.

Leading off the main living space you'll find a utility room and a storage cupboard, providing a practical work space and additional storage. The family bathroom is tastefully designed, featuring a separate shower, bath, wash hand basin, and W/C, all in a neutral and well-planned space with modern decorative tiling.

Three bedrooms complete the apartment with bedrooms one and two oozing character while offering ample space for a range of bedroom furnishings. Bedroom three offers versatility however does not have a window or natural light.

Whether you seek a permanent residence or a holiday retreat by the sea, this flat is versatile enough to meet your lifestyle needs. Embrace the chance to own part of this vibrant coastal town.

N.B. 3rd bedroom has no natural light.



Room Dimensions

Living Room/ Kitchen 22'11" x 19'8" (7.0 x 6.0)

Bedroom One 14'5" x 9'10" (4.4 x 3.0)

Bedroom Two 11'11" x 11'3" (max) (3.64 x 3.44 (max))

Bedroom Three 8'6" x 7'10" (2.6 x 2.4)

No Window

Bathroom

Utility Room

Lease & Maintenance Information

The vendor informs us that upon completion there will be a new 125-year lease with a share of freehold, there are no holiday lettings permitted however pets are considered upon request, the service is yet to be confirmed, the ground rent is yet to be known.

We recommend these details are checked by a solicitor before incurring costs.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		71	81

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		

EU Directive 2002/91/EC

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