



Instinct Guides You



Goldcroft Avenue, Weymouth £200,000

- No Onward Chain
- Substantial Top Floor Apartment
- Lift Access To All Floors
- Far Reaching Views Including Nature Reserve
- Bathroom & En-suite
- Allocated Parking
- Close To Town Centre & Seafront
- Generous Kitchen/Diner



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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Offered with no onward chain, this substantial penthouse apartment boasts sweeping views across the nature reserve and surrounding landscape. Ideally positioned just outside the town centre, the property features a spacious kitchen/diner, two double bedrooms, an en-suite, and allocated parking.

Located within the sought-after Kingfisher Court—a modern development set among mature communal grounds—the apartment benefits from lift access to all floors, with the added convenience of the lift rising directly into the property itself.

At the heart of the home is the generous kitchen/diner, a well-proportioned space with ample room for dining furniture and a fully fitted kitchen offering extensive cabinetry and worktop space. Large windows frame captivating views over the nature reserve, flooding the room with natural light.

Adjacent to the kitchen, the living room continues the theme of space and light, retaining the same scenic outlook and offering a comfortable setting for relaxation.

Both bedrooms are doubles, with the principal bedroom featuring charming sloped ceilings, dormer windows, and a private en-suite shower room. The second bedroom is equally well-sized, and the family bathroom includes a bath with shower over, wash hand basin, and WC.

Outside, the communal grounds are beautifully maintained and bordered by mature trees and shrubs, creating a peaceful and leafy backdrop.

The town centre is within close proximity and offers a range of eateries shops and transportation links. The iconic sandy beach leads towards the vibrant harbourside.

Room Dimensions

Living Room 18'8" max x 11'7" max (height restrictions) (5.70 max x 3.54 max (height restrictions))

Bedroom Two 11'5" plus warbrobes x 8'5" (3.50 plus wardrobes x 2.58)

Bedroom One 18'8" max 12'2" max (height restrictions) (5.70 max 3.71 max (height restrictions))

Bathroom 10'7"ax x 6'2" max (3.25max x 1.89 max)

En-suite 7'4" x 6'11" (2.25 x 2.12)

Kitchen / Diner 21'0" max x 11'9" max (height restrictions) (6.41 max x 3.60 max (height restrictions))

Lease & Maintenance Information

The vendor informs us the property has a remaining lease of 106 years and a service charge of £3,854 per annum, pets are permitted upon request and holiday lets are not allowed.

We recommend these details are checked by a solicitor before incurring any 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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.