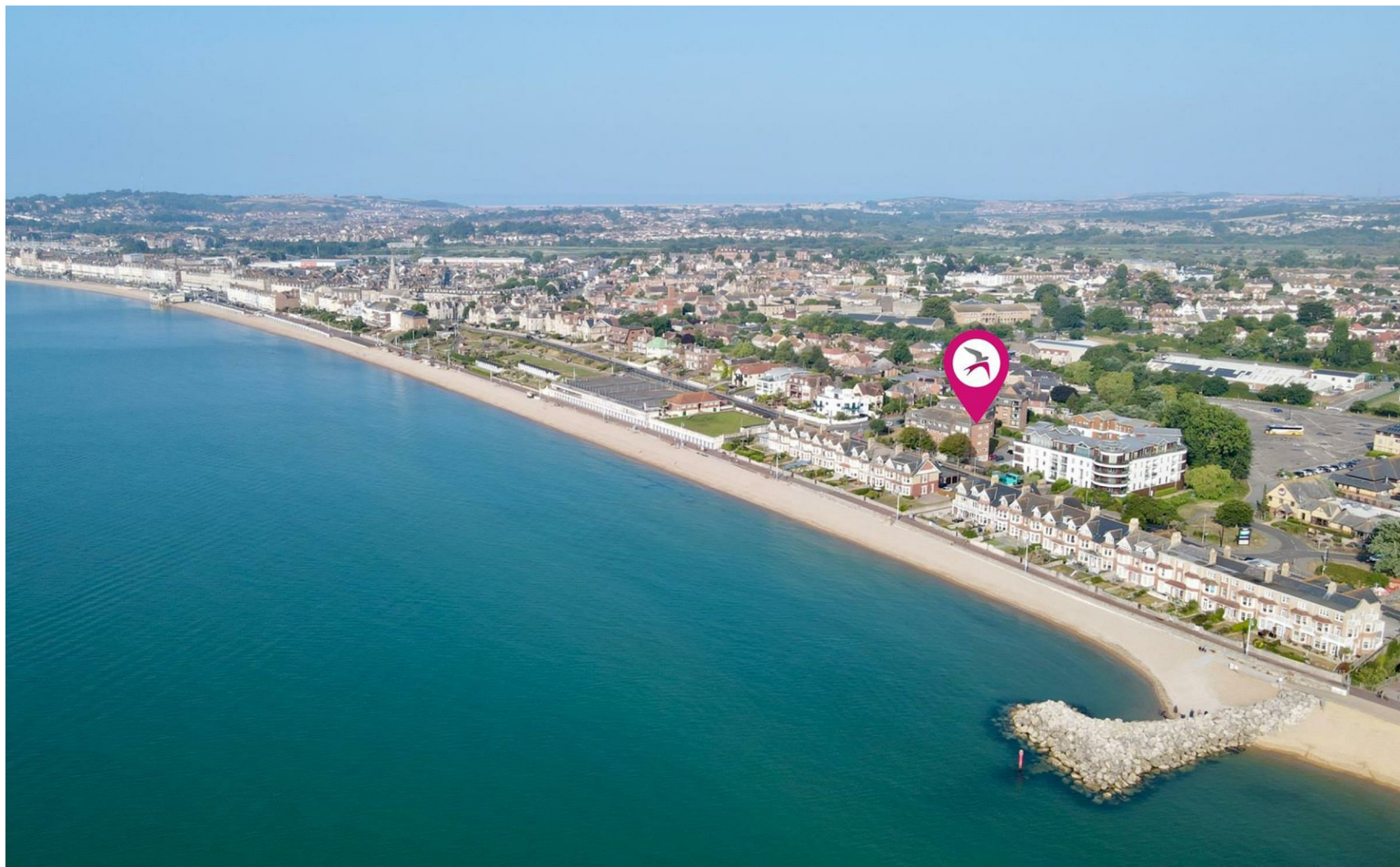




Instinct Guides You



£300,000
Beach Ct, Melcombe Avenue, Weymouth

- Greenhill Apartment
- Beautifully Presented
- Garage
- Large Balcony
- Ensuite
- Third Floor Corner Apartment
- Lift To All Floors
- Level Walk To Town
- Moments From Beach
- Two Double Bedroom



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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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Occupying a sought-after position in Beach Court, this beautifully presented third floor apartment enjoys a prime coastal setting enjoying some views towards Overcombe along Preston Beach. Ideally located for a level walk along the Esplanade into the town centre, the property combines bright, spacious accommodation with a private GARAGE, LARGE BALCONY, en-suite, communal gardens and easy access to the beach, harbour and local amenities.

Accessed via secure communal entry with lift to all floors, the apartment opens into a generous hallway with practical storage. The sitting and dining room forms the heart of the home, an impressive space featuring large windows and doors leading to an enclosed balcony that captures some pleasant views towards Weymouth Bay and the Pavilion Theatre. This bright and airy area is perfectly suited to both relaxing and entertaining whilst taking in the world go by.

The kitchen is well proportioned and fitted with a range of contemporary units providing good worktop space and integrated appliances along with a five ring range cooker, complemented by natural light from the window.

The principal bedroom is a spacious double room benefiting from access out to the balcony with ample space for furnishings along with a modern en-suite shower room. A second double bedroom is positioned nearby, served by a separate modern bathroom suite fitted with a three-piece suite and attractive tiling. The layout ensures both bedrooms enjoy privacy while maintaining a practical flow through the living areas.

Externally, the development is surrounded by well-maintained communal gardens, creating an attractive and peaceful environment. The property also benefits from a private garage, providing secure parking or additional storage and visitors parking.



Lounge/Diner 19'5" x 11'8" (5.92 x 3.56)

Kitchen 10'0" x 7'6" (3.07 x 2.29)

Balcony 21'5" x 6'3" max (6.55 x 1.91 max)

Bedroom One 13'6" x 9'8" (4.14 x 2.95)

Bedroom Two 10'5" x 10'1" (3.18 x 3.08)

Garage 16'6" x 9'8" (5.05 x 2.97)

Lease & Maintenance Information

The vendor informs us that there is a 999 year lease with 956 years remaining, the service charge is £190 per month, ground rent is £25 per annum, pets are not allowed, no holiday letting permitted.

We recommend these details are checked with a solicitor before you incur any costs.

