



AUSTIN  
ESTATE AGENTS



## Gainsborough Court

Dorchester Road

Weymouth

Dorset

DT4 7LA

Offers in Excess of £105,000

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### SUMMARY

- Ground Floor Apartment
- Very Well Presented Throughout
- Contemporary Fitted Kitchen
- Inviting Lounge / Diner
- Modern Shower Room
- Double Glazing
- Gas Central Heating
- Pleasant Communal Garden
- Ideal Investment / First Purchase
- Close to Local Shops & Amenities





## SUMMARY OF ACCOMMODATION

### Communal Entrance Hallway

**Lounge / Diner** 16' 2" > 13' 0" x 11' 7" (4.92m > 3.95m x 3.53m)

**Kitchen** 9' 8" x 5' 6" (2.94m x 1.67m)

**Bedroom** 12' 8" > 16' 3" x 8' 7" (3.87m > 4.95m x 2.61m)

**Shower Room** 7' 8" x 5' 6" (2.34m x 1.68m)

### Communal Garden





## THE PROPERTY

Austin Estate Agents are pleased to offer for sale one double bedroom, ground floor apartment situated in the sought after location of Lodmoor Hill. The property is tastefully decorated and benefits from an attractive communal garden, gas central heating and double glazing. The apartment would be ideal as a first-time purchase or buy to let investment.

The lounge / diner benefits from a double-glazed window to the front providing good natural light and creating an alcove with enough room for a small table under the window. An inner lobby with useful built in storage cupboards leads to the kitchen and shower room. The kitchen is fitted with a modern range of matching eye level and base units with co-ordinated worktop surfaces, integrated stainless steel extractor hood and space and plumbing for additional kitchen appliances. A double-glazed window to the side provides natural light.

The bedroom enjoys dual aspect windows providing good natural light. The shower room is fitted with a modern suite comprising low-level WC, pedestal wash hand basin, independent shower cubicle and complementary tiling.

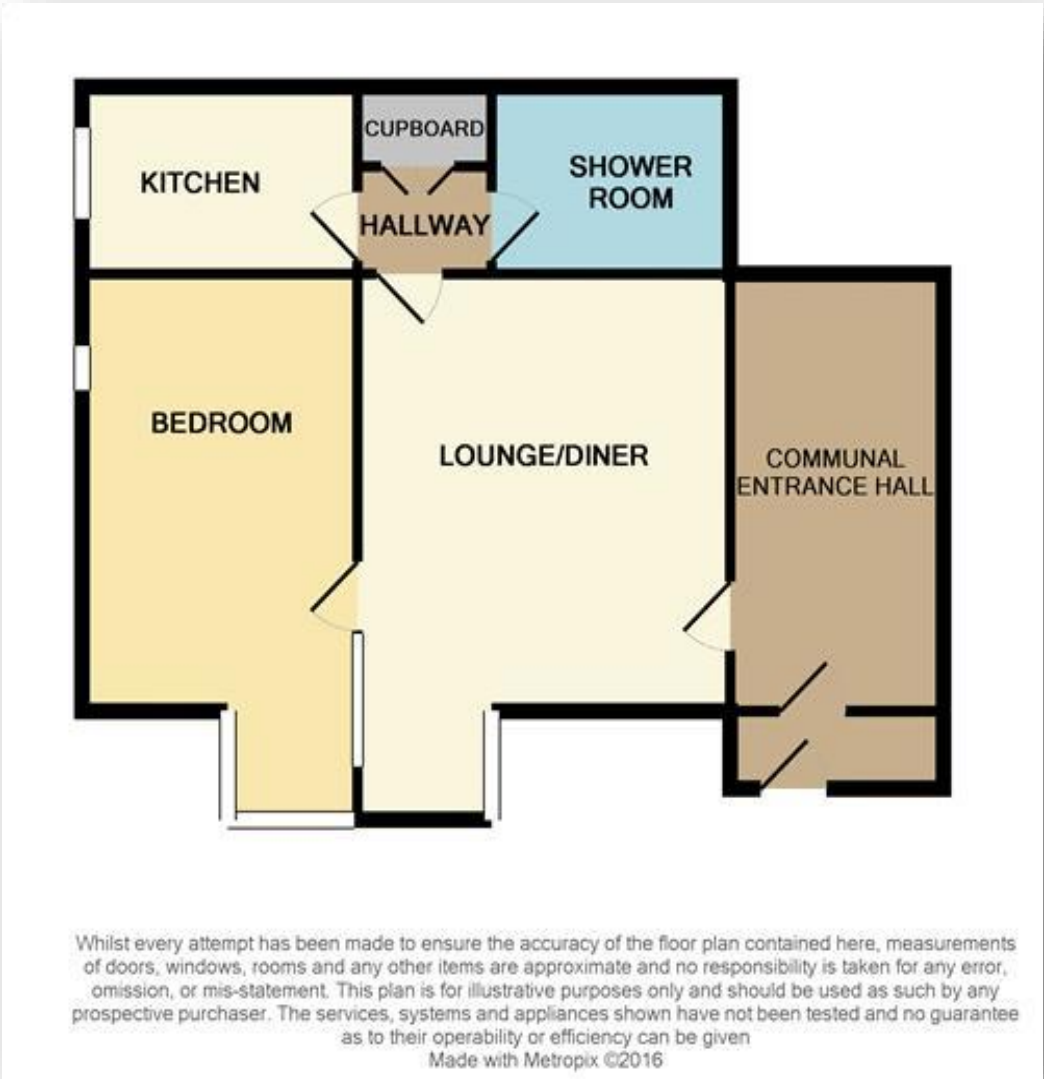
Externally, the apartment enjoys a pleasant communal garden, which is predominately laid to lawn with planting to borders.

The apartment is located on Lodmoor Hill where a good selection of local shops and amenities can be found, including doctors' surgery, post office, public house and bus routes to surrounding areas. It is within easy access to Weymouth Relief Road and a short drive to Weymouth Esplanade and Seafront.

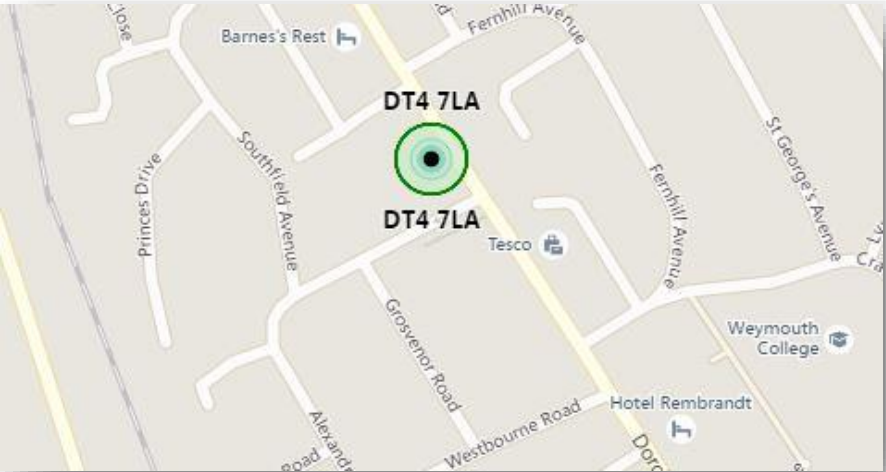
For more information and to arrange a viewing please call Austin Estate Agents.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   c
55-68	D	65   d	
39-54	E		
21-38	F		
1-20	G		

**Austin Property Services** 115 Dorchester Road, Weymouth, Dorset, DT4 7JY Phone: 01305 858470 [www.austinpropertyservices.co.uk](http://www.austinpropertyservices.co.uk)

MONEY LAUNDERING REGULATIONS 2003  
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.