



AUSTIN   
ESTATE AGENTS

## Berkley Court

Blindmere Road

Weston

Portland

DT5 2JB

Offers Over £115,000

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### SUMMARY

- Purpose Built Apartment
- First Floor
- Two Double Bedrooms
- Spacious Lounge
- Modern Kitchen / Diner
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Some Sea Views
- No Onward Chain





## SUMMARY OF ACCOMMODATION

### APARTMENT

#### Entrance Hallway

**Lounge** 14' 3" x 11' 8" (4.35m x 3.55m)

**Kitchen/Diner** 13' 5" x 10' 8" (4.10m x 3.25m)

**Bedroom One** 14' 5" x 11' 0" (4.40m x 3.35m)

**Bedroom Two** 10' 8" x 10' 4" (3.25m x 3.15m)

**Bathroom** 7' 3" x 10' 2" (2.20m x 3.10m)

### OUTSIDE

#### Communal Gardens

## THE PROPERTY

We are pleased to offer for sale, with no onward chain, this spacious first floor, purpose built, apartment with sea views from some rooms. The property enjoys a lounge, modern kitchen / diner, bathroom, two double bedrooms, gas central heating and double glazing.

Access to the building is via an entrance door to the communal hallway with stairs ascending to first and second floors. The apartment is situated on the first floor. The entrance door leads in to an inviting reception hallway with doors to all rooms. The lounge is spacious with a large double glazed window to the side aspect boasting sea views and giving good natural light. The kitchen / diner is also a good size and is fitted with modern range of matching eye level and base units with ample space for domestic appliances and a dining table. Two double glazed windows also enjoy sea views.

Bedrooms one and two are situated to the side. Both feature built in wardrobes with double glazed windows providing good natural light. The bathroom comprises a low-level WC, pedestal wash hand basin and panelled bath with complementary tiling and an opaque double glazed window to the side.

Externally, the building is enclosed by communal grass areas, which are well maintained. A large storage cupboard, suitable for the storing of bicycles is also an additional benefit of this apartment.

The apartment is situated in Blindmere Road within the popular residential area of Weston, close by to a range of shops and other amenities, public houses and a health centre. There is a bus route which runs frequent services around Portland and into Weymouth and surrounding areas. Beautiful coastal walks are found nearby along the South West Coast Path.

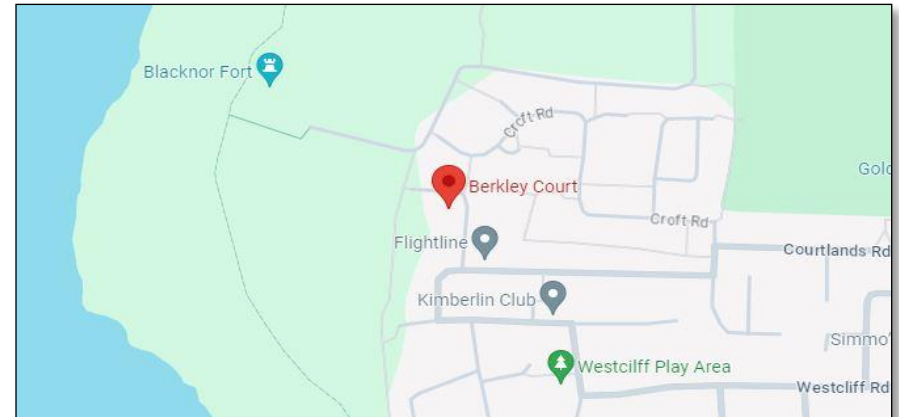
For more information, or to book an appointment to view this apartment, please contact Austin Estate Agents.

We are awaiting clarification of lease length. The service charge and ground rent, including buildings insurance, is £85.00 per month (£1,020 per annum). Residential lettings and pets are permitted. Holiday lets are not allowed.

**FLOORPLAN:**



**LOCATION:**



**EPC:**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 75 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**COUNCIL TAX RATING: A      TENURE: Leasehold**

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**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 obtain verification from their Solicitor. You are 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.