



The Terrace

Alexandra Road

Weymouth

Dorset

DT4 7QH

£190,000

SUMMARY

- Top Floor, Penthouse, Apartment (with Lift)
- Tastefully Presented Throughout
- Two Double Bedrooms
- Open Plan Living / Dining / Kitchen
- Contemporary Kitchen & Shower Room
- Double Glazing
- Gas Central Heating
- Allocated Parking Space
- Close to Local Shops & Amenities
- No Onward Chain





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge / Dining / Kitchen 23' 7" x 14' 3" (7.20m x 4.35m)

Bedroom One 12' 10" x 10' 10" (3.90m x 3.30m)

Bedroom Two 10' 8" x 7' 10" (3.25m x 2.40m)

Shower Room 6' 11" x 7' 5" (2.10m x 2.25m)

OUTSIDE

Garage (in block)

THE PROPERTY

We are delighted to offer for sale this purpose built, third floor apartment situated in the sought-after location of Lodmoor. The apartment is presented to the market with no onward chain and benefits from an open plan living / kitchen area, two double bedrooms and contemporary bathroom with double glazing and gas central heating. The apartment has the added advantage of an allocated parking space and pleasant views of the surrounding area.

Entrance to the building is via a secure communal entrance where stairs and lift give access to all floors. The apartment, found on the third floor, boasts an impressive open plan lounge / diner and kitchen area with attractive flooring, creating a wonderful living space with two windows allowing an abundance of natural light to flood the room. The kitchen area offers a range of modern, contrasting eye level and base units enhanced by a range of integrated appliances including induction hob, electric oven, concealed extractor and fridge freezer. The living area has ample space for lounge furniture and also benefits from a useful storage cupboard. The property benefits from two double bedrooms. The apartment also enjoys a contemporary bathroom suite comprising a concealed WC, wall mounted vanity wash hand basin and panelled 'p' shaped bath with shower over and complementary tiling to the walls and floor.

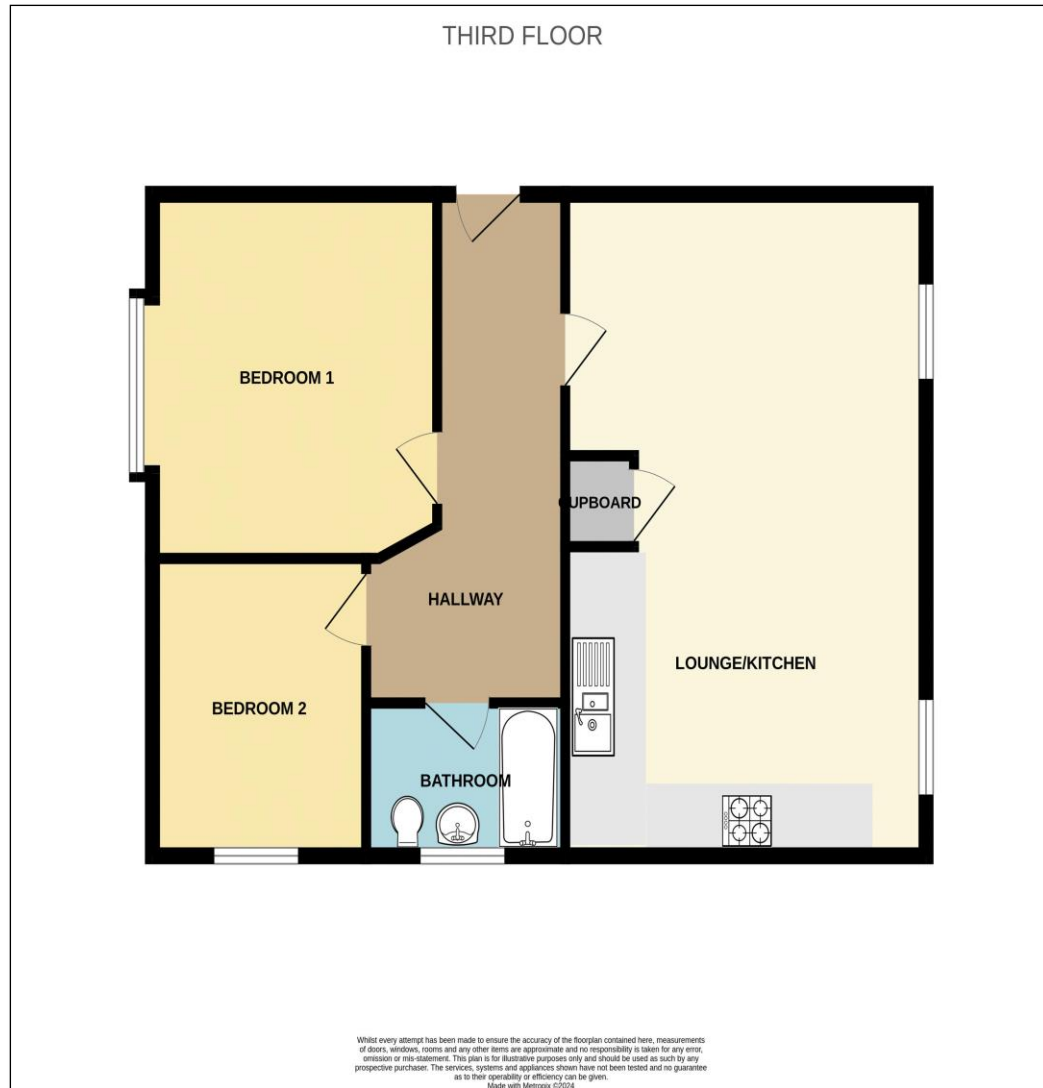
Externally, the building enjoys a communal garden area that is mainly laid to lawn. The apartment has the added advantage of an allocated parking space.

Located in Lodmoor Hill, close by to local shops and amenities including bus routes to surrounding areas, convenience stores, post office and doctors' surgery. The apartment is within easy access of Weymouth town centre and Weymouth relief road. The beach and gardens at Greenhill are a short walk away.

For further information, or to make an appointment to view, please contact Austin Estate Agents.

The vendor informs us that this apartment was constructed after the original development of the building and as a consequence of this is an extremely soundproof structure. We are informed that the lease is 999 years from 2012. The service charge is £1,030.00, which includes ground rent. Pets and holiday lets are not permitted. Residential lets are allowed.

FLOORPLAN:



LOCATION:



EPC:

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

COUNCIL TAX RATING: B TENURE: Leasehold

Austin Estate Agents 📍 **115 Dorchester Road, Weymouth, Dorset, DT4 7JY** ☎ **Phone: 01305 858470** 🌐 **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 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.