



AUSTIN 
ESTATE AGENTS

Greenhill Heights

Melcombe Avenue

Greenhill

Weymouth

Dorset

DT4 7TH

Offers in Excess of £240,000

SUMMARY

- Purpose Built Apartment
- First Floor
- Two Double Bedrooms
- En Suite Shower Room to Main Bedroom
- Modern Fitted Kitchen
- Juliette Balcony to Lounge / Diner
- Double Glazing & Gas Central Heating
- Family Bathroom
- Allocated Parking
- Close to Greenhill Beach & Esplanade





SUMMARY OF ACCOMMODATION

Communal Entrance

APARTMENT

Reception Hallway 12' 5" x 3' 11" (3.78m x 1.19m)

Lounge / Diner 16' 5" x 11' 8" (5.00m x 3.55m)

Kitchen 10' 7" x 7' 4" (3.22m x 2.23m)

Bedroom One 10' 8" x 10' 8" (3.25m x 3.25m)

En Suite Shower Room 5' 10" x 4' 8" (1.78m x 1.42m)

Bedroom Two 12' 1" x 7' 5" (3.68m x 2.26m)

Bathroom 5' 5" x 6' 7" (1.65m x 2.01m)

OUTSIDE

Communal Gardens

Allocated Parking

Visitors Parking

THE PROPERTY

Austin Estate Agents are delighted to offer for sale this first floor, purpose-built, two bedroom apartment being offered for sale with no onward chain. The property benefits from double glazing and gas central heating.

The entrance to Greenhill Heights is from Melcombe Avenue. The apartment offers well maintained communal areas and gardens with attractive plants and shrubs. A gateway provides access to additional communal gardens and a path leading to the Esplanade at Greenhill, overlooking Greenhill Gardens with beautiful coastal views. There is also a private allocated parking space and visitors' spaces for additional parking. Two secure communal storage lockers within the grounds are available to residents.

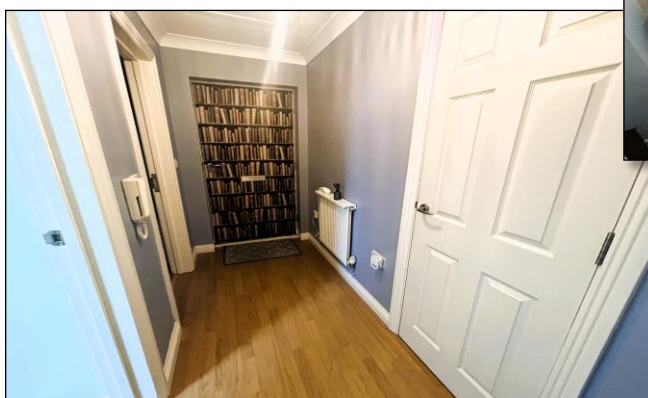
Within the apartment, the spacious lounge / diner boasts double opening French doors onto a Juliette balcony overlooking the courtyard and providing good natural light. This room flows through to the kitchen, which is fitted with a modern range of matching eye level and base units with colour co-ordinated worktop surfaces, integrated four ring gas hob, electric oven and extractor hood with space and plumbing for additional kitchen appliances.

The apartment enjoys two double bedrooms. The master bedroom benefits from an ensuite shower room with low-level WC, wash hand basin and independent shower cubicle. The bathroom offers a three-piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with complementary tiling. Unusually for an apartment, there is access to a good size, partially boarded, loft space, perfect for additional storage.

Greenhill is located along the Jurassic Coast with many walks to enjoy. Weymouth town centre with its many restaurants, bars, beaches and theatre is a short stroll away.

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

The vendor informs us that the lease has 976 years remaining. The service charge and ground rent are £1,130.00 and £50.00 per annum respectively. Residential lettings are allowed. Holiday lets and pets are not permitted.



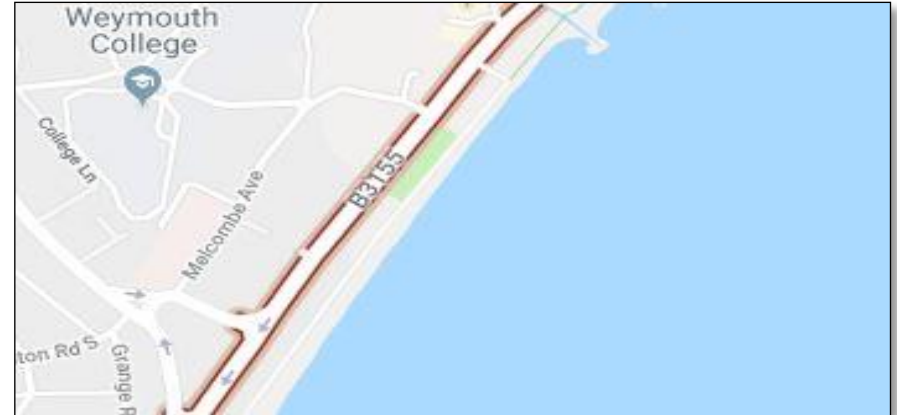
FLOORPLAN:



TOTAL APPROX. FLOOR AREA 575 SQ.FT. (53.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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LOCATION:



EPC:

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

COUNCIL TAX RATING: D 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.