



AUSTIN  
ESTATE AGENTS

## Spinnaker View

Weston Road

Weymouth

Dorset

DT4 8JG

Offers over £225,000

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### SUMMARY

- Third Floor Apartment (with Lift)
- Three Bedrooms
- Spacious Lounge / Diner
- Private Balcony with Inner Harbour Views
- Modern Fitted Kitchen
- Modern Bathroom & En-Suite Shower Room
- Residents, Storage Room & Outside Seating Area
- Secure Underground Parking
- Close Proximity to Town Centre & Inner Harbour
- No Onward Chain





## SUMMARY OF ACCOMMODATION

### APARTMENT

#### Entrance Hallway

Lounge / Diner 15' 7" x 16' 5" (4.75m x 5.00m)

Kitchen 9' 10" x 10' 10" (3.00m x 3.30m)

Bedroom One 15' 7" max x 11' 10" max (4.75m max x 3.60m max)

En-Suite Shower Room 7' 9" x 3' 3" (2.35m x 1.00m)

Bedroom Two 12' 8" x 8' 6" (3.85m x 2.60m)

Bedroom Three 8' 10" x 6' 9" (2.70m x 2.05m)

Bathroom 8' 10" x 6' 9" (2.70m x 2.05m)

### OUTSIDE

Secure Underground Parking

Residents Storage Room

Residents Outside Seating Area

## THE PROPERTY

Situated within walking distance of the picturesque inner harbour, Weymouth Town Centre and local shops and amenities is this spacious three bedroom apartment being offered for sale with no onward chain. The property offers a spacious lounge diner, modern fitted kitchen, three bedrooms, en-suite shower room, bathroom and an outside balcony area with views of the harbour. The apartment further benefits from gas central heating and double glazing throughout, a private allocated underground parking space as well as residents outside seating area and store room.

The entrance door into the apartment leads to a generous and inviting reception hallway with doors to all principle rooms. The lounge diner is spacious with a large double glazed window and double glazed door overlooking and leading to the balcony, which offers an attractive seating area with delightful views over the surrounding areas and the harbour. The kitchen is tastefully fitted with a modern range of matching eye level and base units, enhanced by integral appliances including a four ring gas hob, extractor fan, eye level electric oven and microwave, dishwasher, fridge and freezer with plumbing for a washing machine. The worktop surfaces have been extended to create a breakfast bar in front of the double glazed window.

Bedroom one is a well proportioned double enjoying a double glazed window and door providing additional access onto the balcony as well as an en-suite shower room comprising low level WC, wash hand basin and independent shower cubicle with complementary tiling. Bedrooms two and three are situated to the front aspect with double glazed windows providing good natural light. The bathroom offers a low-level WC, pedestal wash hand basin and panelled bath and tiled walls.

Externally, the building boasts a secure underground parking area with remote control security gates allowing access, which is where the allocated parking space can be found. The building further benefits from communal facilities such as a storage room and an outside seating area for use by residents only.

Situated in a central position close to Weymouth Town Centre with its many restaurants, bars, shops and theatre. Local shops and amenities are very close to hand including Asda superstore. The picturesque inner and old harbours are a short stroll away.

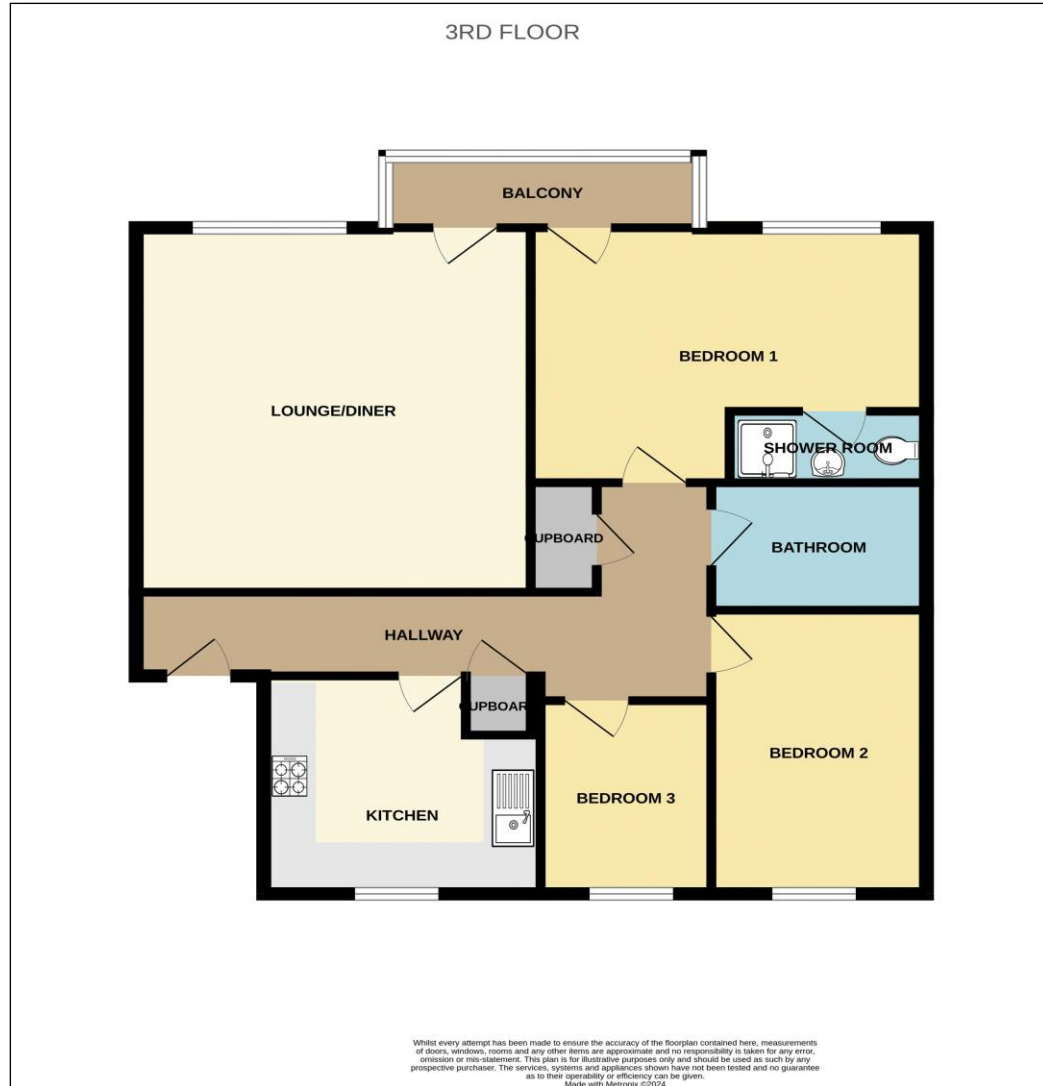
For further information, or to make an appointment to view this spacious apartment, please contact Austin Estate Agents.

The vendor informs us that the apartment has 1/17th share of freehold with a 999 year lease. The annual service charges are £1,908.09, with no ground rent. Holiday letting / AirBnB not permitted. Pets permitted at freeholders' discretion.

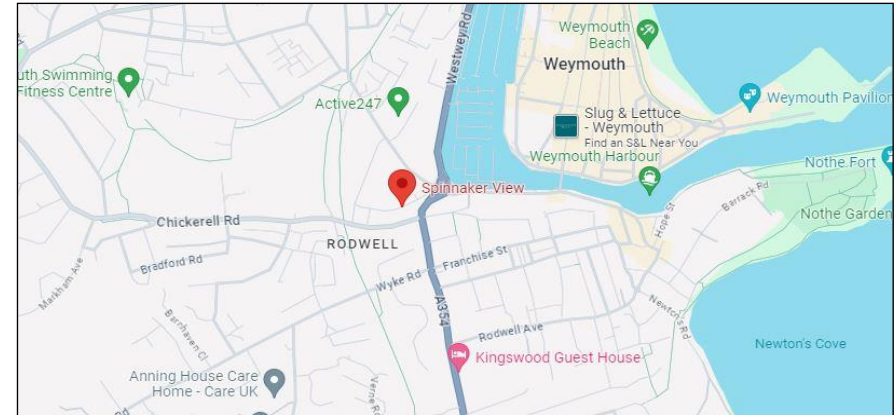




**FLOORPLAN:**



**LOCATION:**



**EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX RATING: E      TENURE: Share of Freehold**

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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.