



AUSTIN
ESTATE AGENTS

The Keep

Weymouth Town Centre

Weymouth

Dorset

DT4 8EL

£195,000

SUMMARY

- **Elegant Grade II Listed Second Floor Apartment**
- **Moments from Weymouth Bay**
- **Two Double Bedrooms**
- **Open Plan Living / Kitchen Room**
- **Modern Fitted Kitchen Area**
- **Utility Room / Pantry**
- **Contemporary Bathroom & En-Suite Shower Room**
- **Gas Central Heating**
- **No Onward Chain**
- **Residential Lets & Pets Permitted**





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge / Diner 15' 0" x 13' 1" (4.58m x 4.00m)

Kitchen Area 7' 11" x 9' 4" (2.42m x 2.84m)

Utility Room 6' 2" x 3' 1" (1.87m x 0.93m)

Bedroom One 17' 0" x 10' 8" (5.18m x 3.25m)

En Suite 7' 1" x 3' 9" (2.15m x 1.14m)

Bedroom Two 10' 0" x 9' 5" to wardrobes plus recess
(3.06m x 2.87m to wardrobes plus recess)

Bathroom 6' 5" max x 7' 3" max (1.96m max x 2.20m
max)

THE PROPERTY

We are delighted to present to the market, with no onward chain, this elegant Grade II listed apartment, located just moments away from the award winning Weymouth Bay and picturesque Weymouth Harbour. The apartment boasts contemporary styling throughout with accommodation comprising two double bedrooms, an open plan living / dining / kitchen area, utility room, en-suite shower room and main bathroom. This wonderful apartment further benefits from gas central heating and double glazing to most windows. The apartment is offered for sale with no onward chain.

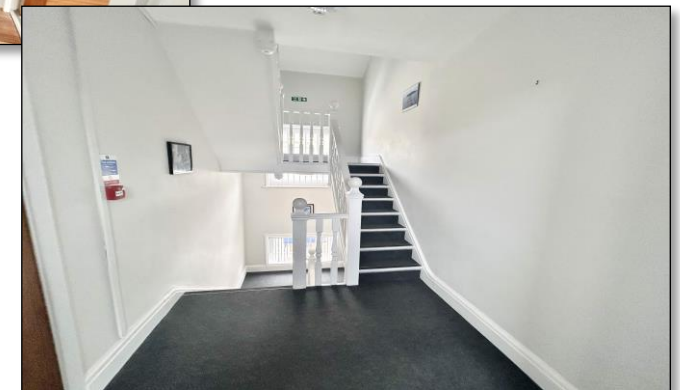
Access to the building is via a secure entrance on the ground floor where stairs ascend to all floors. The apartment can be found on the second floor. The L-shaped entrance hallway hosts doors to all principal rooms. The open plan living kitchen area is without doubt the heart of the home with three windows bathing the room with excellent natural light. The kitchen area hosts contrasting eye level and base units with integral induction hob, electric oven, concealed extractor hood, fridge freezer and dishwasher.

The main bedroom is an excellent size, with natural light from two double glazed windows, which is further enhanced by an en-suite shower room comprising double width shower cubicle, wall mounted vanity wash hand basin and WC. The second bedroom, also a double, features three windows for natural light. The main bathroom, another stylish room, features a panelled bath with waterfall shower, wall mounted vanity wash hand basin and WC with tiling to the walls and floor. A bespoke feature of the apartment, as it was once part of the bank accommodation, is a fully working safe, which is currently being used as a utility area / pantry.

This fantastic apartment is situated in the heart of Weymouth Town Centre and is ideally placed for walking to Weymouth Bay Esplanade and Old Harbour as well as the many cafes, shops, bars, restaurants and theatre within this vibrant area. We thoroughly recommend viewing to fully appreciate the accommodation and position of this property.

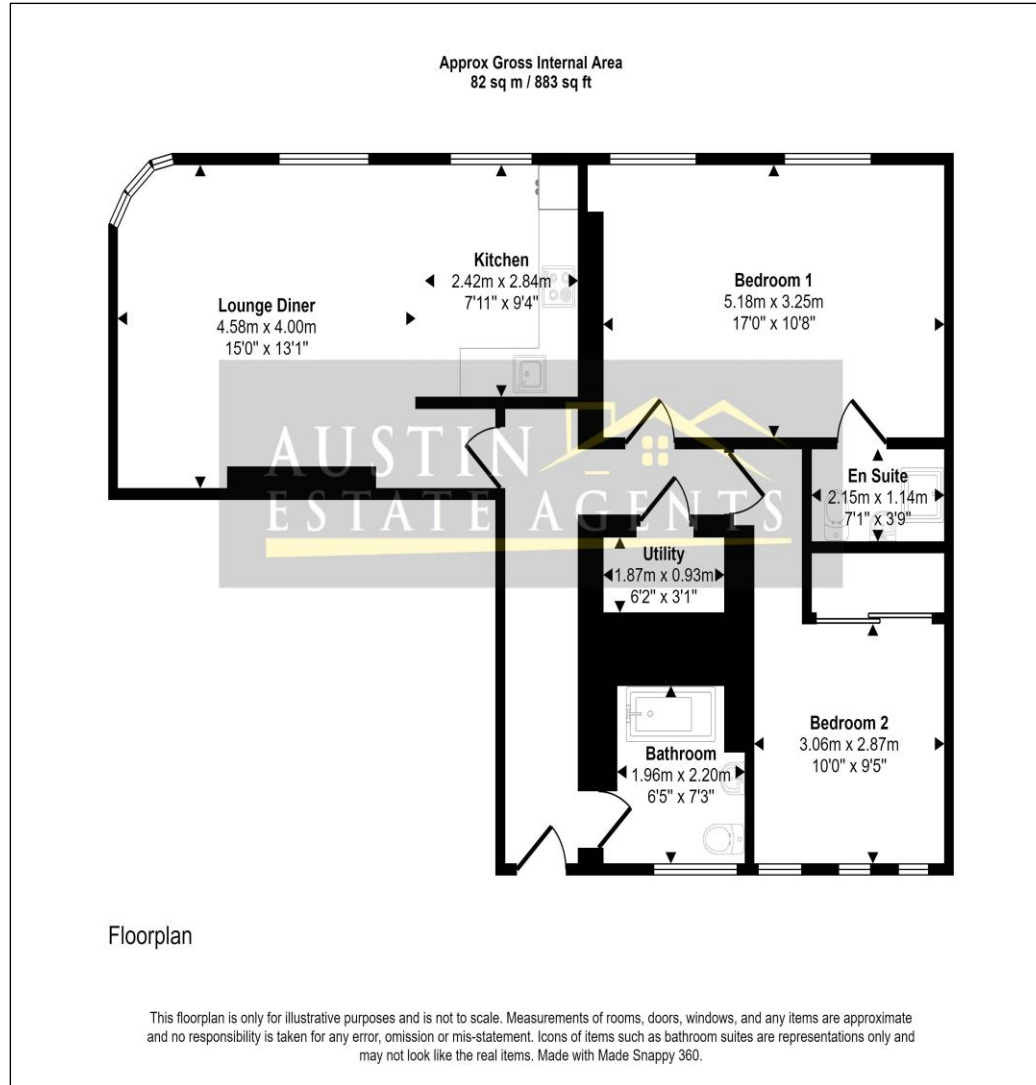
For further information, or to make an appointment to view, please contact the team at Austin Estate Agents.

Our vendor informs us that the lease has 115 years remaining. The owners of the four apartments have set up a management company called The Keep Residents Limited. They have responsibility for the common parts of The Keep and those costs are set at 25% per flat. The service charge in 2023 was £1,808.64 but this included some extraordinary expenditure on the roof and therefore this is expected to be less this year. Residential lets and pets are permitted, but holiday lets are not.

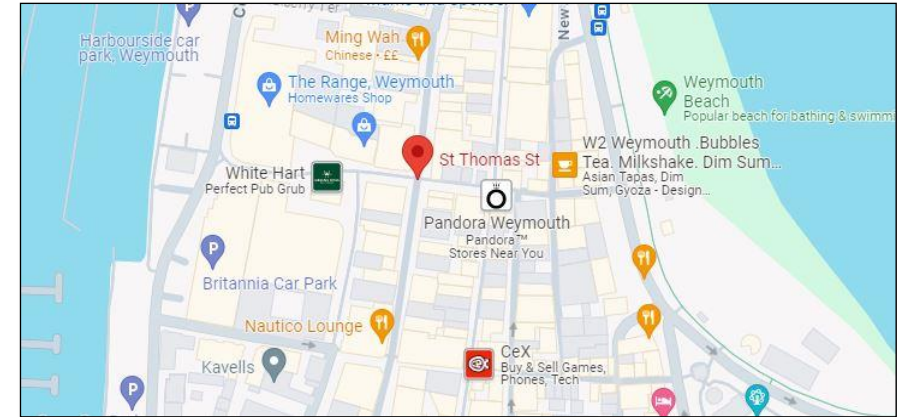




FLOORPLAN:



LOCATION:



COUNCIL TAX RATING: C **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.