



AUSTIN   
ESTATE AGENTS



## Holzwickede Court

Preston Downs

Weymouth

Dorset

DT3 6FG

**£210,000**

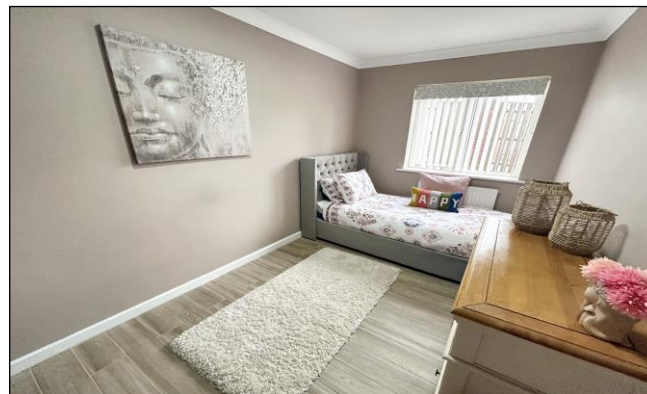
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### SUMMARY

- Ground Floor Apartment
- Tastefully Presented Throughout
- Two Bedrooms
- Spacious Lounge / Diner
- Modern Fitted Kitchen
- Contemporary Shower Room
- Double Glazing & Gas Central Heating
- Private Garden Area
- Allocated Parking Space
- Close to Local Shops & Amenities







## SUMMARY OF ACCOMMODATION

### APARTMENT

#### Entrance Hallway

**Lounge / Diner** 20' 4" max x 16' 1" max (6.20m max x 4.90m max) Irregular Shaped Room

**Kitchen** 8' 6" x 8' 6" (2.59m x 2.60m)

**Bedroom One** 12' 10" x 11' 10" (3.90m x 3.60m)

**Bedroom Two** 7' 3" x 12' 10" (2.20m x 3.90m)

**Shower Room** 7' 10" x 4' 11" (2.40m x 1.50m)

### OUTSIDE

#### Private Garden Area

**Storage Unit** 6' 0" x 3' 0" (1.83m x 0.91m) External Dimensions

#### Allocated Parking Space

#### Communal Drying Space

#### Visitors Parking

## THE PROPERTY

We are delighted to offer for sale this ground floor garden apartment, situated in the well regarded area of Preston Downs. The well presented accommodation includes a lounge / diner, modern fitted kitchen, two double bedrooms and contemporary shower room. Externally, the property further benefits from a private garden area, an external storage area and allocated parking for one car.

The spacious lounge / diner enjoys wonderful natural light from a rear aspect double glazed full height window and French Doors which overlook and lead into the private garden area. The kitchen is fitted with a good range of modern 'shaker style' eye level and base units, further enhanced by an excellent selection of integral appliances including, electric hob, eye level oven, microwave, washing machine, tumble dryer, fridge freezer and dishwasher as well as the recently installed Worcester boiler.

The apartment boasts two double bedrooms, both of which are tastefully decorated with double glazed windows providing good natural light. Completing the internal accommodation is the contemporary shower room with double width shower cubicle, vanity wash basin and concealed WC. An opaque double glazed window and modern 'metro' tiling adds to the room's appeal.

Externally the apartment benefits from its own westerly facing, low maintenance garden area, with a patio directly accessed from the lounge / diner and the remainder laid to shingle. This private area is surrounded by planted raised borders. The apartment comes with an allocated parking space, conveniently placed next to the apartment. An external store is an ideal place to house bicycles and other outdoor equipment. Holzwickedede Court also hosts a communal drying area and visitors parking spaces.

This fantastic ground floor apartment is situated in the popular residential location of Preston Downs. Bus routes are close to hand providing access to surrounding areas including Weymouth Town and Seafront. It is also within easy access of Weymouth relief road giving access to the county town of Dorchester and beyond. The property is also within close proximity to a mainline station with routes to both London and Bristol. A local shopping centre approximately a quarter of a mile away, provides a range of local shops and amenities including a doctor's surgery.

The vendors currently own 70% of the property on a shared ownership basis in conjunction with Aster Housing. The vendors currently pay a monthly service charge of £168.98 as well as a monthly rental of £154.59 per calendar month for the 30% of the unsold equity. The lease has 84 years remaining. We are informed that residential lettings and pets are permitted (with permission). Holiday lettings are not.

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









**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**

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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.