



AUSTIN 
ESTATE AGENTS

Belle Vue Court

Belle Vue Road

Weymouth

Dorset

DT4 8SA

£240,000

SUMMARY

- First Floor Apartment
- Two Double Bedrooms
- Spacious Lounge / Diner
- Private Balcony with Sea Views
- Modern Fitted Kitchen
- Modern Shower Room
- Double Glazing & Gas Central Heating
- Garage (in Block)
- Sought After Rodwell Location
- Close Proximity to Newtons Cove & Sandsfoot Beach





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge 15' 1" x 12' 0" (4.60m x 3.65m)

Kitchen 11' 6" x 8' 6" (3.50m x 2.60m)

Bedroom One 12' 0" x 10' 2" (3.65m x 3.10m)

Bedroom Two 10' 6" x 8' 4" (3.20m x 2.55m)

Shower Room 6' 5" x 8' 0" (1.95m x 2.45m)

OUTSIDE

Garage (in Block)

Communal Gardens

THE PROPERTY

We are delighted to present to the market a wonderful apartment situated in the highly sought-after location of Rodwell. The property has been maintained throughout to a very good standard with accommodation including a spacious lounge / diner, modern fitted kitchen, two double bedrooms, modern shower room and a private balcony with delightful views over the surrounding area onto the sea. The apartment benefits from gas central heating and double glazing throughout. Externally, off road parking is enjoyed via a garage in block. We strongly recommend viewing to fully appreciate the property's appeal.

From the communal hallway, a door at the rear of the building gives access to the communal gardens and stairs ascend to the first floor, where the apartment can be found. The reception hallway of the apartment is well proportioned with a built-in storage cupboard and doors to all rooms. The lounge / diner is a good size with a large double glazed window and door overlooking and leading to a superb balcony, which spans the whole width of the lounge with ornate glass surround and enjoying delightful views. The kitchen is tastefully fitted with a modern range of matching eye level and base units, colour contrasting worktop surfaces, integral halogen hob, electric oven and extractor fan. There is ample space and plumbing for domestic appliances. A double glazed window to the rear aspect provides natural light.

Bedroom one is situated to the rear aspect with built-in wardrobes along one wall as well as a large double glazed window overlooking the gardens and surrounding areas. Bedroom two is situated to the front of the property with a large double glazed window providing good natural light. The shower room is fitted with a modern suite comprising WC, vanity wash hand basin and a large independent shower cubicle with contemporary tiling to the walls and a double glazed opaque window.

Externally the property offers attractive communal gardens which are predominately laid to lawn. The borders are pleasantly planted with shrubs and mature trees creating a private space in which to relax. To the front of the property, the apartment further benefits from a garage in block with up and over door.

The apartment is located a short walk from the picturesque Newton's Cove, Hope Square and the Inner Harbour, with easy access to the Weymouth town centre, which offers many local shops, restaurants, bars and theatre as well as other amenities such as bus routes to surrounding areas and main railway link to London. Sandsfoot Gardens and Beach are also within walking distance.

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

We are informed that the lease length has 941 years remaining. The service charges are £2,000.04 per annum with a ground rent of £5.00 per annum.

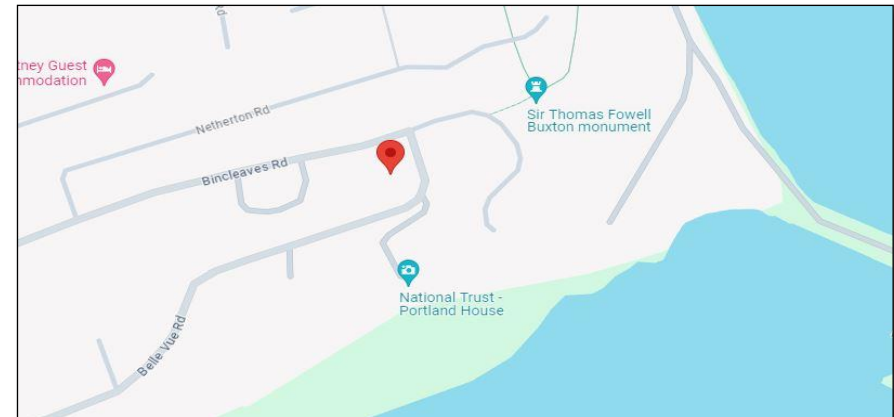




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: C 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.