



AUSTIN 
ESTATE AGENTS

Melcombe Avenue

Greenhill

Weymouth

Dorset

DT4 7TG

Offers over £185,000

SUMMARY

- Elegant First Floor Apartment
- Period Character Features
- Spacious Lounge
- Modern Fitted Kitchen
- Modern Bathroom & Separate WC
- Double Glazing & Gas Central Heating
- Beautifully Maintained Communal Gardens
- Allocated Parking Space
- Moments from Greenhill Beach
- Share of Freehold





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge 15' 3" x 14' 3" (4.65m x 4.35m)

Kitchen 6' 7" x 10' 10" (2.00m x 3.30m)

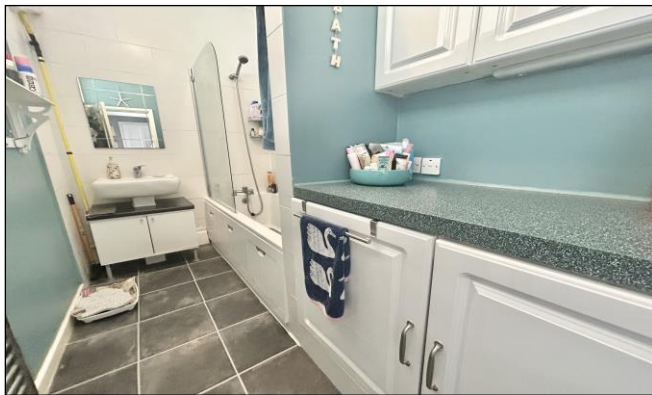
Bedroom 14' 1" x 13' 0" (4.30m x 3.95m)

Bathroom 4' 9" x 10' 2" (1.45m x 3.10m)

OUTSIDE

Allocated Parking Space

Communal Gardens



THE PROPERTY

We are delighted to offer for sale this elegant, one bedroom apartment, situated moments away from the seafront at Greenhill. This converted apartment benefits from period features and spacious accommodation, which includes a lounge / diner, modern fitted kitchen and bathroom and a large double bedroom. The property benefits from double glazing and gas central throughout as well as an allocated parking space. Attractive communal gardens can be enjoyed by the residents.

The lounge is situated to the front of the property with a large bay window giving excellent natural light and boasting coastal views of Weymouth Bay to the left aspect. This room has many character features including picture rails and cornicing to the ceiling. The kitchen is fitted with a range of matching eye level and base units with integral hob, electric oven and extractor fan. There is space and plumbing for additional kitchen appliances.

The bedroom is another tasteful room, with a large double glazed window overlooking the pleasant communal gardens at the rear. Completing the internal accommodation is the bathroom and separate WC. The bathroom has fitted wall and base units for storage, a panelled bath with shower mixer tap and wash hand basin with complementary tiling. Opposite this room is a separate WC.

Outside of the property, the residents can enjoy the large, beautifully maintained, gardens, which are predominately laid to lawn with mature planting interspersed with seating areas, to enable the residents to fully appreciate this private space. The apartment also has the use of an allocated parking space for one vehicle.

The apartment is situated moments from the beach and gardens at Greenhill, which 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 this lovely apartment, please contact Austin Estate Agents.

The vendor informs us that the apartment has a share of freehold and the lease has 959 years remaining. The service charge is £60 per month. Residential lettings are allowed. Holiday lets and pets are not permitted.



FLOORPLAN:



LOCATION:



EPC:

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

COUNCIL TAX RATING: A 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.