



AUSTIN  ESTATE AGENTS

Castlemaine Road

Weymouth

Dorset

DT3 6RQ

£150,000

SUMMARY

- Ground Floor Apartment
- Two Double Bedrooms
- Spacious Kitchen / Diner
- Light & Airy Lounge
- Modern Bathroom
- Store Room
- Double Glazing & Gas Central Heating
- Communal Gardens with Brick Built Shed
- Close to Local Shops & Amenities
- No Onward Chain





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge 14' 1" x 13' 0" (4.28m x 3.96m)

Kitchen / Diner 15' 6" x 9' 6" (4.73m x 2.90m)

Bedroom One 15' 0" x 9' 0" (4.57m x 2.74m)

Bedroom Two 14' 6" x 10' 0" (4.42m x 3.05m)

Bathroom

Storage Room 3' 9" max x 3' 7" max (1.14m max x 1.09m max)

OUTSIDE

Communal Gardens

Brick Built Storage Shed

THE PROPERTY

Offered for sale, with no onward chain, is this well presented, ground floor apartment situated close by to amenities in the sought after residential location of Preston Downs. The accommodation comprises a good sized lounge, modern kitchen / diner, two double bedrooms, a modern bathroom and two storage cupboards. The property has been recently decorated throughout and further benefits from double glazing and gas central heating. Outside there are communal gardens which wrap around the building and a brick built storage shed.

From the communal entrance hallway, access is gained into the apartment and the reception hallway hosting doors to the two double bedrooms, kitchen, bathroom and two storage cupboards. The kitchen is fitted with a range of modern eye level and range units with ample space for domestic appliances including a cooker, fridge freezer and dishwasher, as well as a dining table. The kitchen has the added advantage of a pantry. From the kitchen the lounge is accessed. This is a well proportioned room with a large double glazed window giving excellent natural light.

The bedrooms are both double sized rooms with double glazed windows to the side aspect and are both neutrally decorated. The bathroom is modern with a white suite comprising a panelled bath, pedestal wash hand basin and WC. Externally, the apartment enjoys wrap around communal gardens which are laid out to lawn. An external brick built storage shed is another advantage of the property.

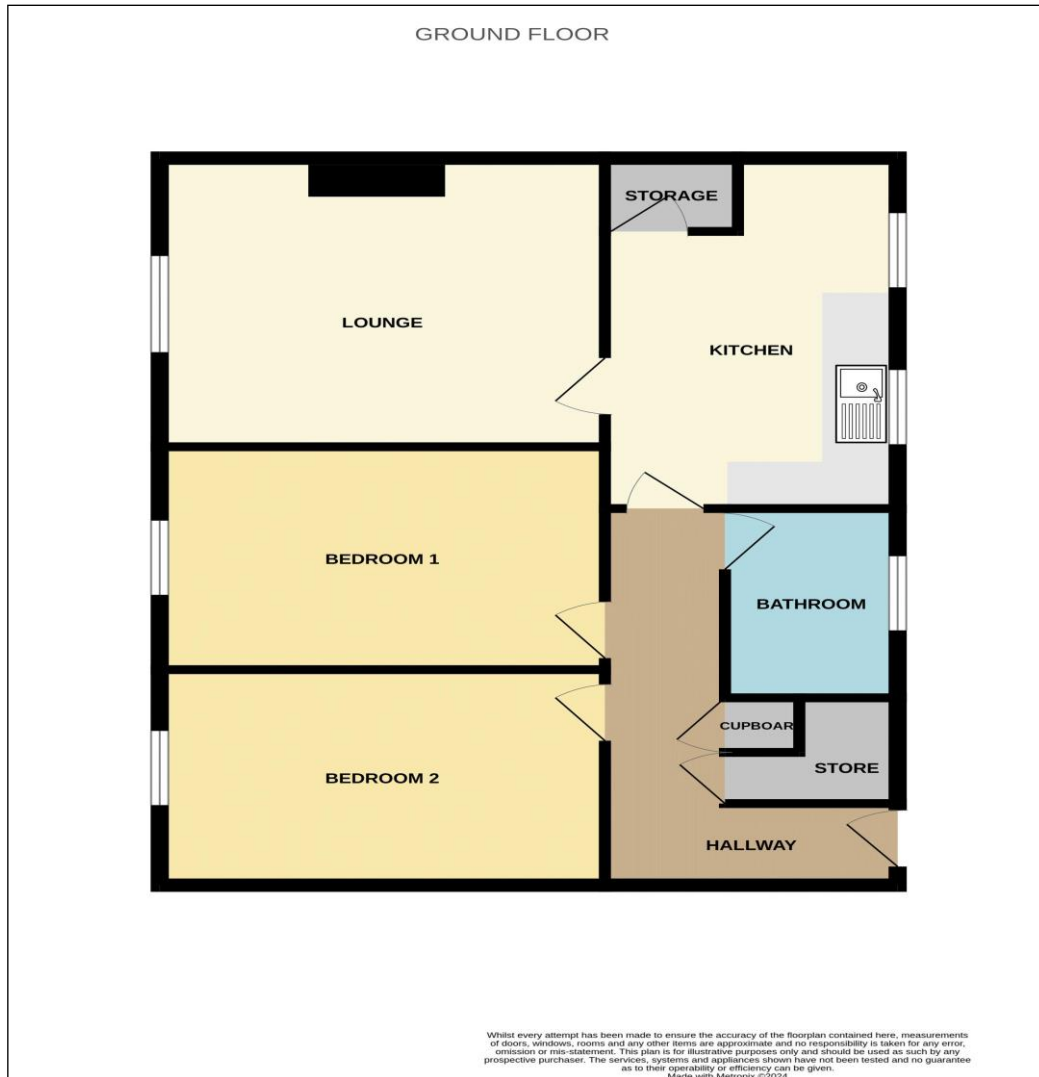
The property is situated in the popular residential location of Preston Downs. Bus routes are close to hand providing access to surrounding areas including Weymouth Town and Seafront. It is also within easy access of Weymouth relief road giving access to the county town of Dorchester and beyond and the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

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

The vendor informs us that the lease is 103 years in length. The ground rent is £10.00 per annum. The service charge for 2024 / 2025 is currently estimated at £1,252.02 per annum, which is paid bi-annually.



FLOORPLAN:



LOCATION:



EPC:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 76 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

COUNCIL TAX RATING: A 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.