



AUSTIN 
ESTATE AGENTS

Stanley Street

Weymouth

Dorset

DT4 7JB

Offers over £155,000

SUMMARY

- Purpose Built, Ground Floor Apartment
- Two Double Bedrooms
- Spacious Open Plan Lounge / Kitchen
- Modern Fitted Kitchen with Integrated Appliances
- Family Bathroom and En-Suite to Main Bedroom
- Well Presented Throughout
- Double Glazing
- Gas Central Heating
- Close to Weymouth Seafront & Weymouth Town
- No Onward Chain





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Open Plan Lounge / Kitchen 19' 5" x 11' 4" (5.91m x 3.45m)

Bedroom One 14' 9" max x 12' 3" max (4.49m max x 3.73m max)

En Suite 5' 0" x 5' 2" (1.52m x 1.57m)

Bedroom Two 14' 10" x 10' 4" (4.52m x 3.15m)

Bathroom 6' 9" x 5' 1" (2.06m x 1.55m)

Utility Cupboard



THE PROPERTY

Austin Estate Agents are delighted to bring to the market this two bedroom ground floor apartment, which is being offered for sale with no onward chain. The apartment offers spacious accommodation throughout, including an open plan lounge / kitchen, two double bedrooms, ensuite shower room and family bathroom with double glazing and gas central heating throughout

From the communal hallway an entrance door leads to an inviting reception hallway with utility cupboard hosting plumbing for a washing machine. The open plan lounge and kitchen are filled with an abundance of natural light from double opening French doors in addition to two double glazed windows. The kitchen is fully fitted with a modern range of matching eye level and base units and co-ordinated worktop surfaces, and a range of integrated appliances including four ring gas hob, double electric oven, concealed extractor hood, fridge, freezer and dishwasher.

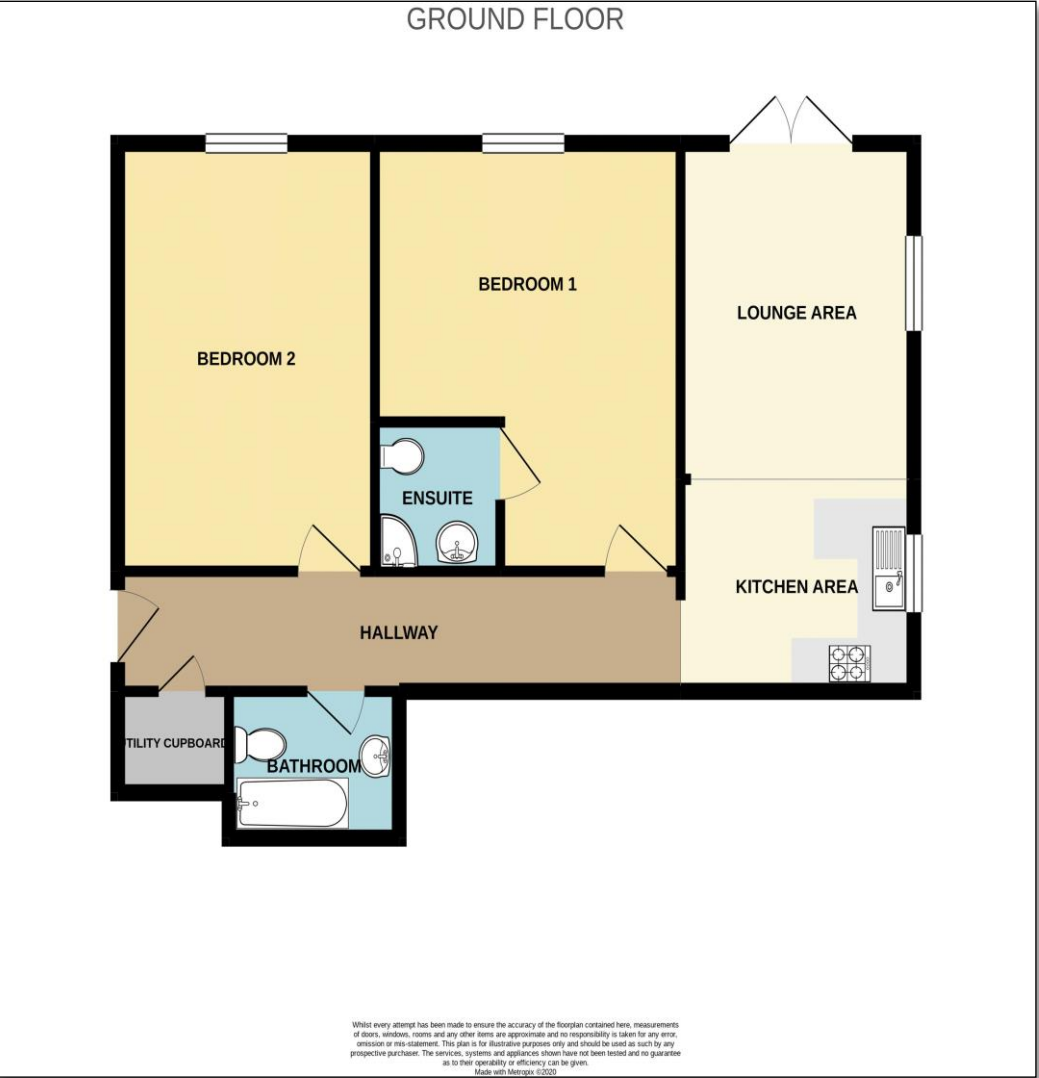
Bedroom one is a good size double, which has the added advantage of an en-suite shower room comprising a low-level WC, pedestal wash hand basin and independent shower cubicle with contemporary tiling. Bedroom two is also a good size. The main bathroom features a panelled bath with shower over, pedestal wash hand basin and low level WC with complementary tiling to the walls and floor.

This property is within easy walking distance of Weymouth's award winning beach and esplanade, with the town centre also in close proximity. Furthermore, Weymouth's mainline train station, as well as a variety of shops and eateries, are within half a mile of the apartment. For more information, or to book an appointment to view, please contact Austin Estate Agents.

The vendor informs us the lease is 990 years in length. Service charge are £1,200.00 per annum with no ground rent payable. Residential lettings are permitted, holiday lets and pets are not.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 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.