



AUSTIN  
ESTATE AGENTS



## Kildare Court

Dorchester Road

Weymouth

Dorset

DT4 7JT

**Offers over £230,000**

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### SUMMARY

- Second Floor Purpose Built Apartment
- Two Double Bedrooms
- Open Plan Lounge / Kitchen / Dining Room
- Modern Fitted Kitchen
- En-Suite Shower Room & Family Bathroom
- Double Glazing
- Gas Central Heating
- Communal Gardens
- Allocated & Visitors Parking
- Walking Distance to Greenhill Beach & Gardens





## SUMMARY OF ACCOMMODATION

### APARTMENT

#### Entrance Hallway

**Lounge** 12' 0" x 13' 5" (3.66m x 4.08m)

**Kitchen / Dining Room** 12' 0" x 10' 1" (3.66m x 3.07m)

**Bedroom One** 9' 5" x 14' 2" (2.86m x 4.33m)

**En-Suite Shower Room** 6' 8" x 6' 3" (2.03m x 1.91m)

**Bedroom Two** 9' 4" x 10' 9" (2.85m x 3.28m)

**Bathroom** 6' 4" x 6' 2" (1.94m x 1.88m)

### OUTSIDE

**Allocated Parking**

**Visitors Parking**

**Communal Gardens**



## THE PROPERTY

We are delighted to offer for sale, this impressive, second floor, purpose built apartment moments away from Greenhill Promenade and Seafront. The property benefits from an open plan modern fitted kitchen / lounge, two double bedrooms, en suite shower room and family bathroom. Externally, within this gated development are well maintained communal gardens, secure bike storage, residents' private allocated parking as well as visitors' spaces.

Access is gained to the building via the entrance door, which leads into communal reception hallway with a lift and stairs ascending to all floors, including the second floor where the apartment is located. Within the apartment, the hallway is spacious, hosting doors to the lounge, kitchen / diner, two bedrooms and bathroom as well as a built in storage cupboard (where the combi boiler installed in 2023 is located) and the security entry system. The hallway also provides access to the boarded loft via a pull down ladder, allowing for significant extra storage for the sole use of the owner. The well-proportioned open plan living area benefits a double glazed window and two skylights providing excellent natural light with ample space for a dining table. The kitchen is tastefully fitted with a range of eye level and base units, integral four ring gas hob, electric oven, extractor canopy, dishwasher, fridge and freezer.

Bedroom one is a generously size double with a double glazed window to the front, enjoying an en-suite shower room comprising WC, pedestal wash hand basin, independent shower cubicle, heated towel rail, extractor fan, wall mounted shaving point and complementary tiling. Bedroom two is also a good size with a double glazed window to the front. Both bedrooms boast newly fitted wardrobes. Completing the accommodation is the bathroom, which features a low level WC, pedestal wash hand basin, panelled bath with shower attachment, extractor fan, shaving point, heated towel rail, tiled walls and floor.

Externally the property sits within a gated development and boasts well maintained communal gardens with attractively planted beds. The apartment comes with its own private allocated parking space plus visitors' spaces. An additional benefit of the development is a secure bike storage area for the residents.

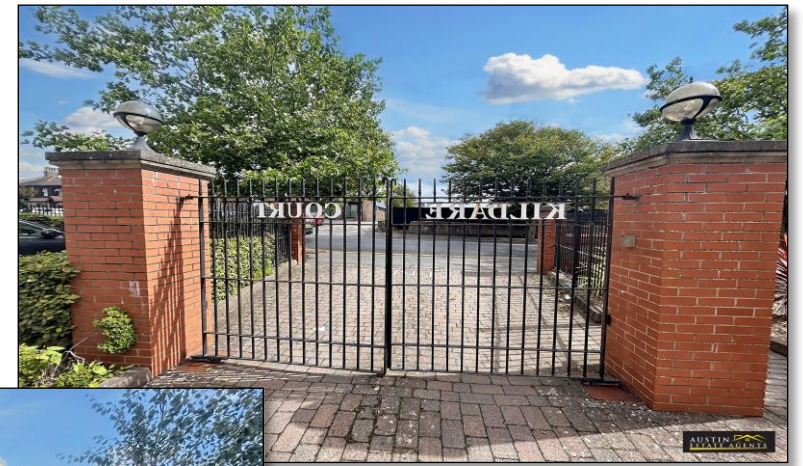
The property is situated on the borders of Lodmoor and Greenhill, within walking distance of the beach at Greenhill and Greenhill Gardens. It is also within close proximity to local shops at Lodmoor Hill and amenities including bus routes to surrounding areas. Delightful walks and coastal views can be enjoyed along Weymouth's award winning seafront.

For further information or to make a viewing to view this fabulous apartment, please contact the team at Austin Estate Agents.

We are informed that the apartment has a share of freehold with an annual charge of £1,800.00 including buildings insurance, maintenance of the building, including the lift and gardens. The lease length is approximately 980 years. Holiday lets are not permitted. Small animals may be allowed with prior permission, with the exception of dogs.

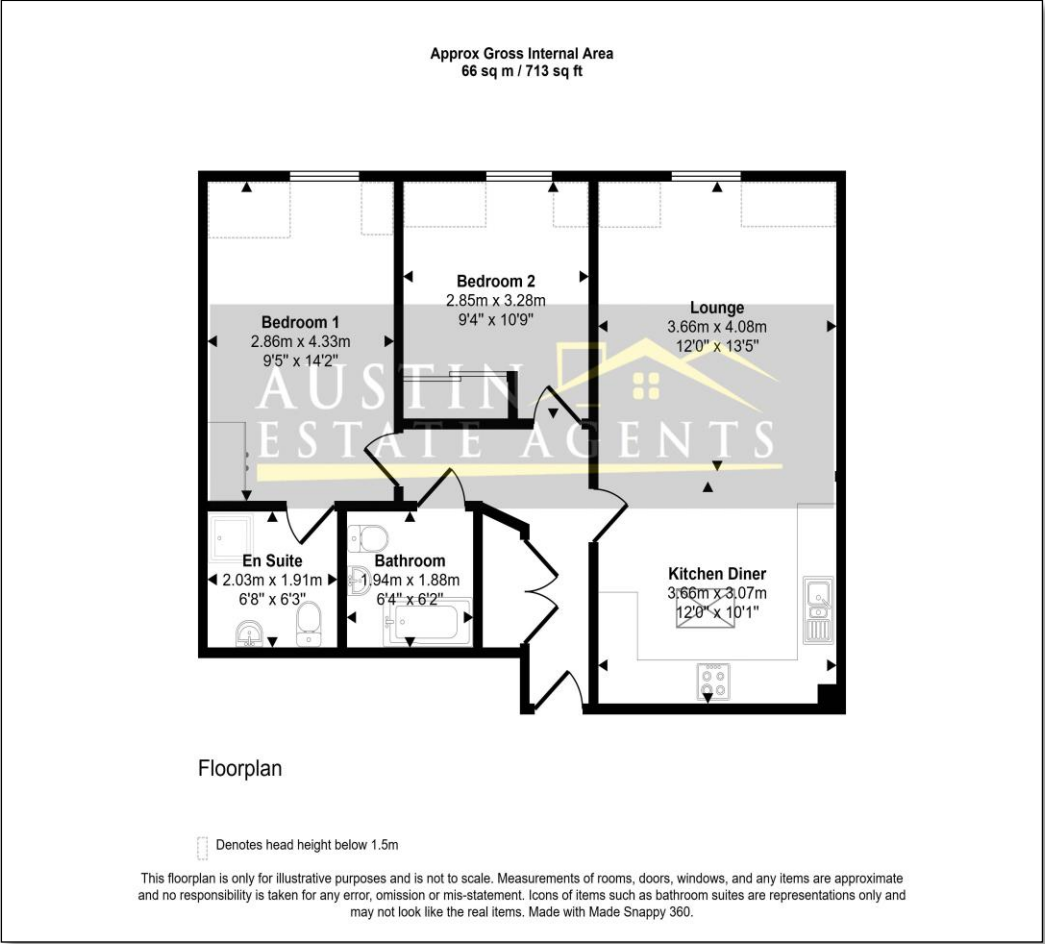




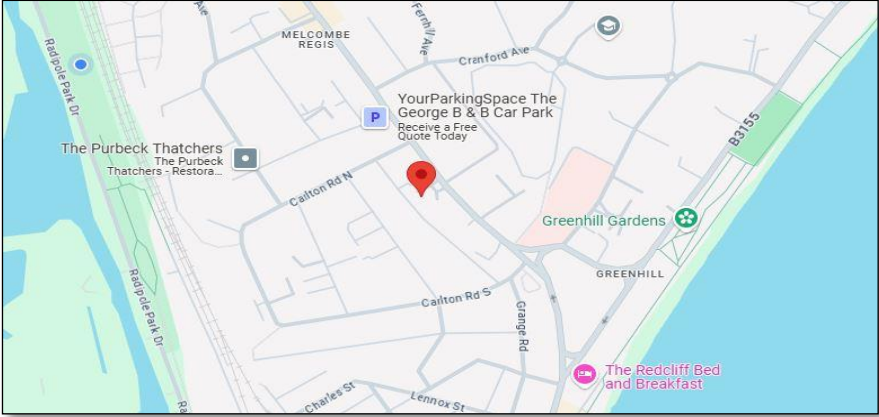




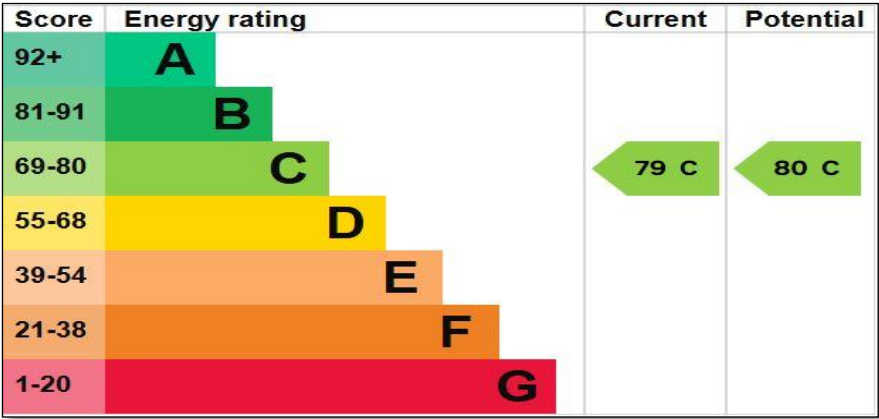
**FLOORPLAN:**



**LOCATION:**



**EPC:**



**COUNCIL TAX RATING: C**

**TENURE: Share of Freehold**

**Austin Estate Agents** 115 Dorchester Road, Weymouth, Dorset, DT4 7JY Phone: 01305 858470 www.austinpropertyservices.co.uk

**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.