



AUSTIN  
ESTATE AGENTS



## The Esplanade

Weymouth Town Centre

Weymouth

DT4 8DG

**Offers over £150,000**

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### SUMMARY

- Stunning Panoramic Sea Views
- Beachfront Location on The Esplanade
- One Double Bedroom
- Holiday Lets Permitted
- Open Plan Living / Kitchen Areas
- Character Property
- Modern Fitted Kitchen
- Well Presented
- Close To Local Shops & Amenities
- Transport Links Nearby





## SUMMARY OF ACCOMMODATION

### Communal Hallway

### APARTMENT

**Lounge Area** 17' 4" max x 10' 7" max (5.28m max x 3.23m max) Irregular shape

**Kitchen Area** 13' 9" max x 7' 6" max (4.19m max x 2.28m max) Irregular shape

**Bedroom** 13' 7" max x 10' 7" max (4.14m max x 3.22m max) Irregular shape

### Bathroom





## THE PROPERTY

Positioned on The Esplanade, and overlooking the glorious Weymouth Bay with panoramic views, is this top floor, one double bedroom apartment. This character property benefits from an open plan kitchen / living area, one double bedroom and bathroom. The apartment is within close proximity to the many amenities of Weymouth Town Centre. Holiday lets are permitted!

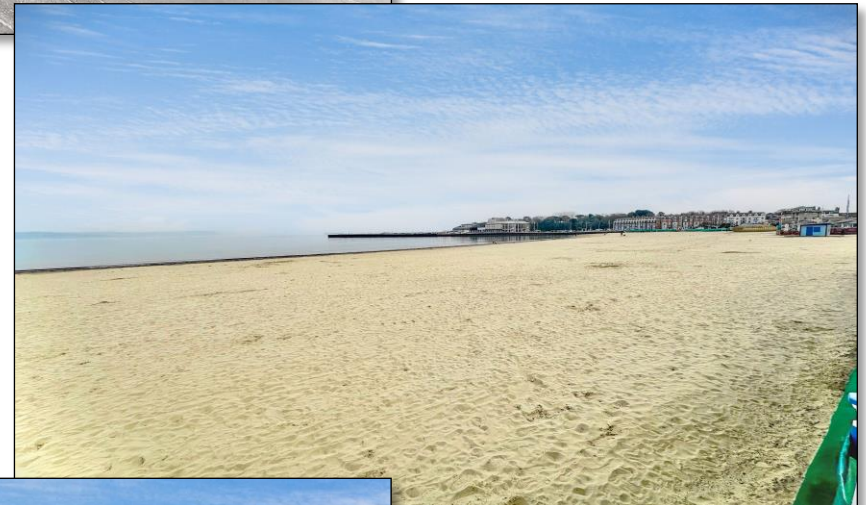
Access to the building is via an entrance door to the well maintained communal reception hallway with stairs ascending to all floors. Upon entering the apartment, you are greeted by a hallway, hosting doors to the living area and bedroom. This well presented apartment boasts a spacious, front aspect, open plan lounge/kitchen. There are two front aspect sash windows, which allow ample amounts of natural light to flood the room and where the stunning panoramic sea views can be enjoyed. The modern fitted kitchen area offers a selection of eye and base level storage cupboards, integral oven and hob and built-in additional domestic appliances. The lounge area is sizeable enough to fit several items of furniture whilst there is further room for a dining table.

The double bedroom boasts a further front aspect window providing good natural light. The bathroom comprises a low-level WC, pedestal wash hand basin and panelled bath with a shower over and complementary tiling.

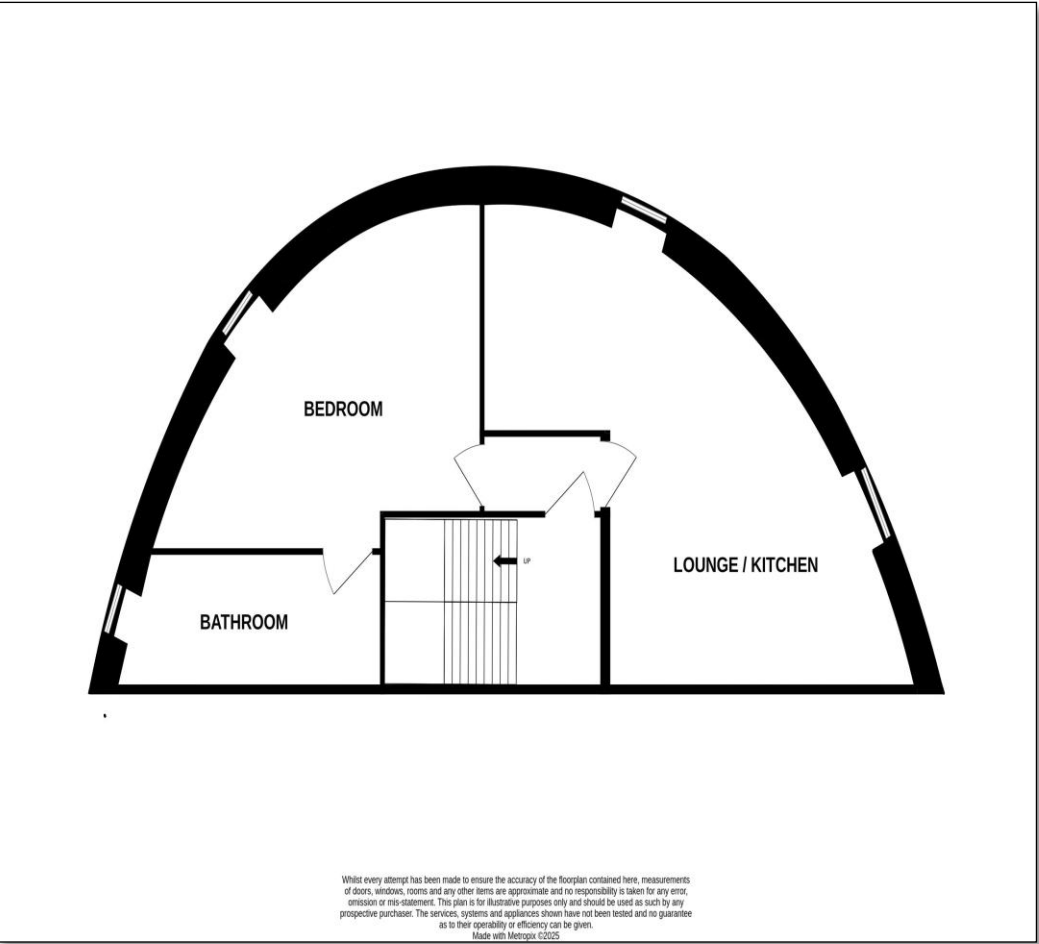
The property is situated in a sought-after location of Weymouth seafront and promenade within close proximity of the local shops, cafes, restaurants of Weymouth town centre. Other amenities nearby include bus routes to surrounding areas.

The vendor informs us that the property has a 125 year lease which started in December 2015, the ground rent is £150 per year with a service charge of approximately £1,044.96 which is paid quarterly and reviewed annually, holiday and residential lets are permitted, pets are not allowed. Buildings insurance is £517.26 per annum.

For further information, or to make an appointment to view this amazing investment opportunity, please call Austin Estate Agents.



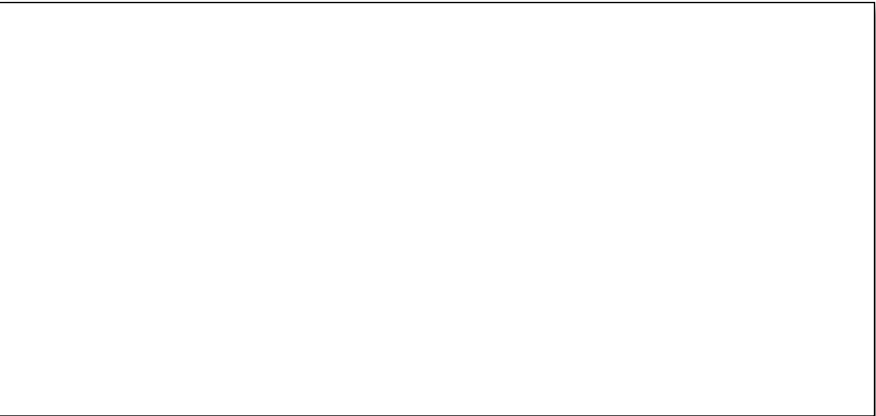
**FLOORPLAN:**



**LOCATION:**



**EPC:**



**COUNCIL TAX RATING: Exempt      TENURE: Leasehold**

**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.