



AUSTIN  
ESTATE AGENTS



## Waverley Court

Radipole

Weymouth

Dorset

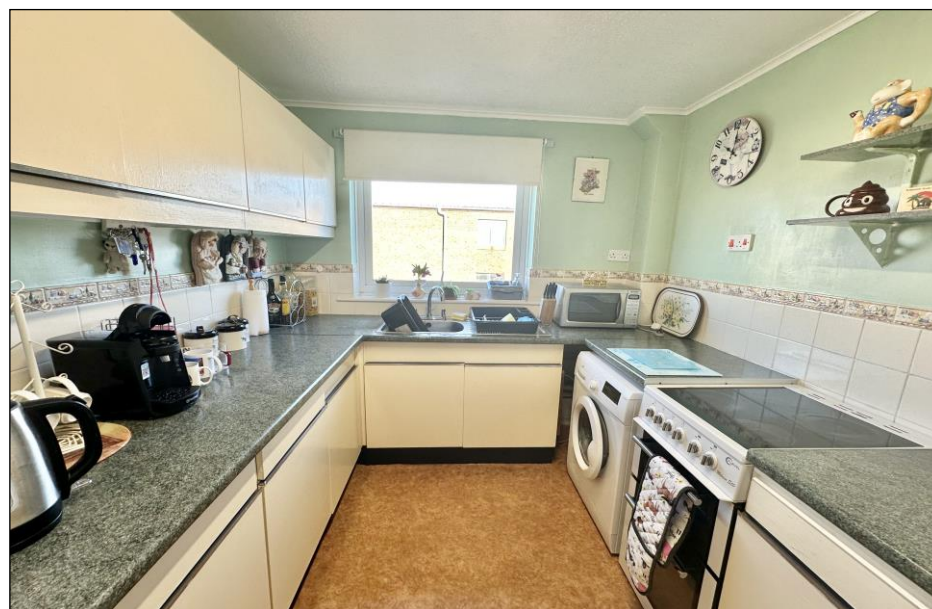
DT3 5EE

**Offers Over £170,000**

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### SUMMARY

- Spacious Purpose Built Maisonette
- Two Double Bedrooms
- Light & Airy Lounge
- Fitted Kitchen
- Modern Shower Room
- Double Glazing
- Electric Storage Heating
- Well Tended Communal Gardens
- Garage in Block
- Close to the Local Shops & Amenities of Radipole / Lodmoor







## SUMMARY OF ACCOMMODATION

### FIRST FLOOR

#### Entrance Hallway

**Lounge / Diner** 16' 9" x 13' 1" (5.10m x 4.00m)

**Kitchen** 7' 10" x 10' 6" (2.40m x 3.20m)

### SECOND FLOOR

#### Second Floor Landing

**Bedroom One** 11' 10" to wardrobes x 10' 4" (3.60m to wardrobes x 3.15m)

**Bedroom Two** 9' 0" x 10' 4" (2.75m x 3.15m)

**Shower Room** 6' 5" x 5' 11" (1.95m x 1.80m)

### OUTSIDE

#### Communal Gardens

#### Garage (in Block)





## THE PROPERTY

Austin Estate Agents are delighted to offer for sale this extremely spacious, purpose-built maisonette situated over two floors, with accommodation including a lounge / diner, fitted kitchen, two double bedrooms and a shower room with double glazing and electric storage heating. Outside of the property there are well tended communal gardens as well as a garage in block for off road parking.

The accommodation on the first floor comprises an entrance hallway with doors leading to the lounge / diner, the kitchen and a storage cupboard. The fitted kitchen features a range of matching eye level and base units with space and plumbing for further kitchen appliances. A double glazed window offers views over the communal gardens. The lounge / diner is spacious with access to a sizeable understairs cupboard and large double-glazed window providing good natural light.

On the second floor, the landing offers additional storage via a large cupboard. The apartment enjoys two light and airy double bedrooms, both with fitted wardrobes. The shower room is fitted with a modern suite comprising low-level WC, vanity wash hand basin and a corner shower cubicle.

Externally, the property offers communal gardens to both front and rear, which are maintained to a good standard with attractive plants and shrubs. Additionally, there is a garage in a block with an up and over door allocated to the apartment.

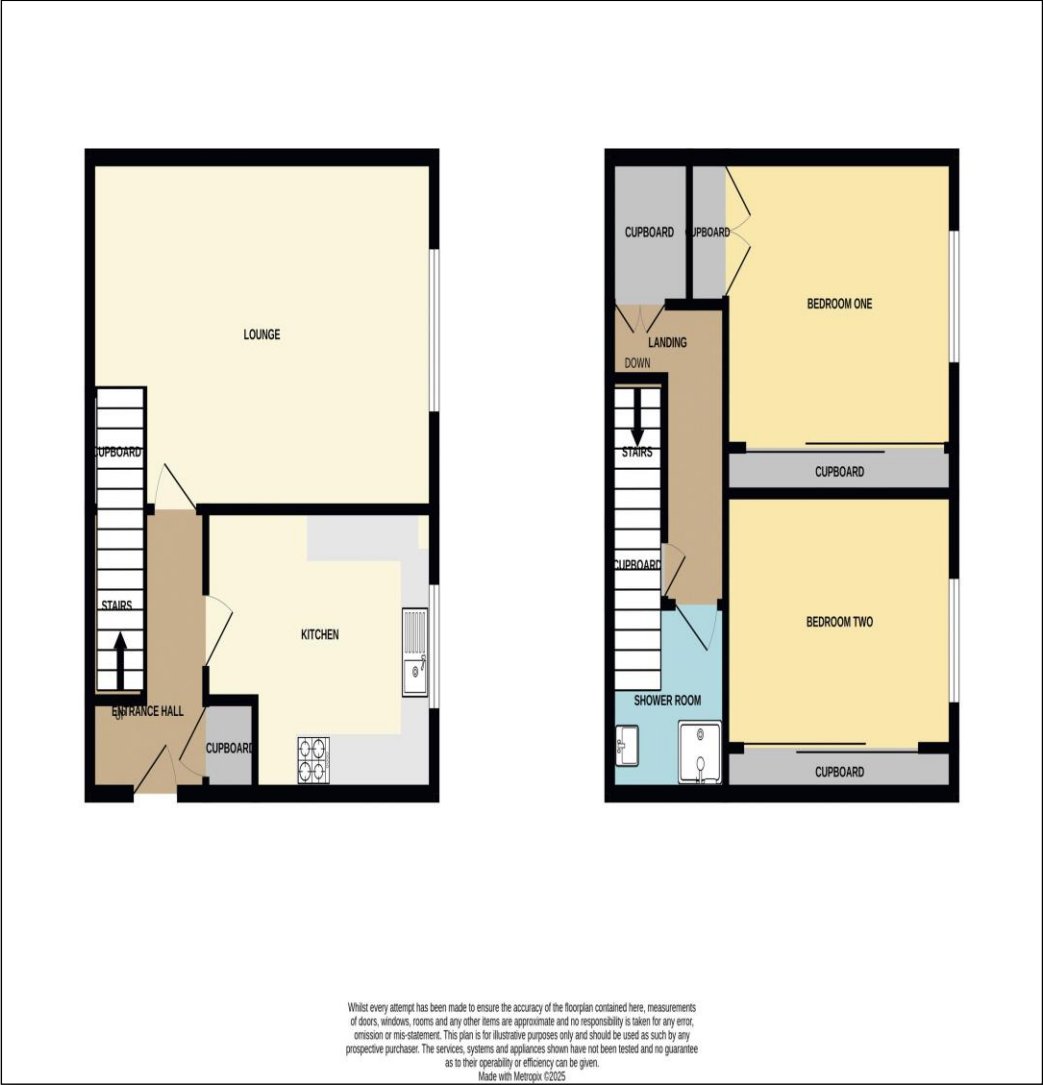
The property is located on the Lodmoor / Radipole borders, close by to local shops, supermarkets, doctors' surgery and amenities including bus routes to Dorchester and Weymouth town centres. It is within easy access of the Weymouth relief road.

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

We have been informed that the property comes with share of freehold. The lease is 947 years in length and a service charge of £1,350.00 per annum. Residential lettings, holiday lettings and pets are not permitted.



**FLOORPLAN:**



**LOCATION:**



**EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX RATING: B      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.