



THE  
CHANDLERS

4  
WESTERHALL  
CHANDLERS

AUSTIN  
ESTATE AGENTS



## Chandlers Apartment

Westerhall Road

Greenhill

Weymouth

Dorset

DT4 7SZ

Offers over £195,000

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### SUMMARY

- Top Floor Apartment
- Two Bedrooms
- Two En-Suite Bathrooms
- Open Plan Lounge / Dining / Kitchen Area
- Modern, Shaker Style Kitchen
- Well Maintained Communal Areas
- Off Road Parking
- Close to Greenhill Beach & Gardens
- Holiday Lets and Pets Allowed
- Good Transport Links via Road, Bus & Mainline Train





## SUMMARY OF ACCOMMODATION

### APARTMENT

#### Entrance Hallway

**Open Plan Lounge / Dining / Kitchen** 15' 1" into bay x 14' 9" max (4.6m into bay x 4.5m max)

**Bedroom One** 16' 1" into bay x 11' 2" max (4.9m into bay x 3.4m max)

**En-Suite** 4' 3" x 5' 11" (1.3m x 1.8m)

**Bedroom Two** 10' 6" x 10' 2" max (3.2m x 3.1m max)

**En-Suite** 5' 11" x 6' 3" (1.8m x 1.9m)

### COMMUNAL AREAS

#### Hallway

#### Allocated Parking





## THE PROPERTY

We are delighted to offer for sale this two bedroom, two en-suite, penthouse apartment, located within easy reach of the seafront at Greenhill. The property is well presented, spacious and benefits from having no holiday letting restrictions. We are also advised that pets are allowed in this accommodation, therefore making a fantastic holiday home for those who want a holiday let by the beach.

Austin Estate Agents would highly recommend an internal viewing to fully appreciate the property's appeal and highly desirable location. An open plan kitchen / living / dining room enables a fantastic place to socialise or entertain, whilst a large, double glazed, window allows for plenty of natural light. The kitchen area features a range of 'shaker' style wall and base level units with solid wood worktops and integrated appliances including electric oven with induction hob and washing machine. There is also space for a freestanding fridge freezer.

The apartment boasts two double bedrooms, both benefiting an en-suite bathroom comprising their own panelled bath, low level WC and pedestal wash hand basin. A large dormer style window is situated in bedroom one giving a pleasant outlook towards St John's church and the rooftops beyond.

The communal areas of Chandlers Apartments are well maintained, enhanced by period features including arched windows and high ceilings.

Externally, the apartment benefits from an allocated area for parking, which could accommodate more than one vehicle.

The area of Greenhill is one of the most sought-after areas of Weymouth due to its close proximity to the seafront, town centre and nearby Greenhill Gardens, which is a pleasant place to sit and enjoy beautiful surroundings, overlooking unmatched sea views of Weymouth Bay.

The apartment is within close proximity of local shops and amenities. Weymouth town centre, with its many restaurants, bars, theatre and shops are close-by. Transport links are also favourable; nearby are bus routes to surrounding areas, Weymouth Train Station with routes to London is close by and Weymouth Relief Road, which provides access to Dorchester and the A35, is just a short drive away.

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

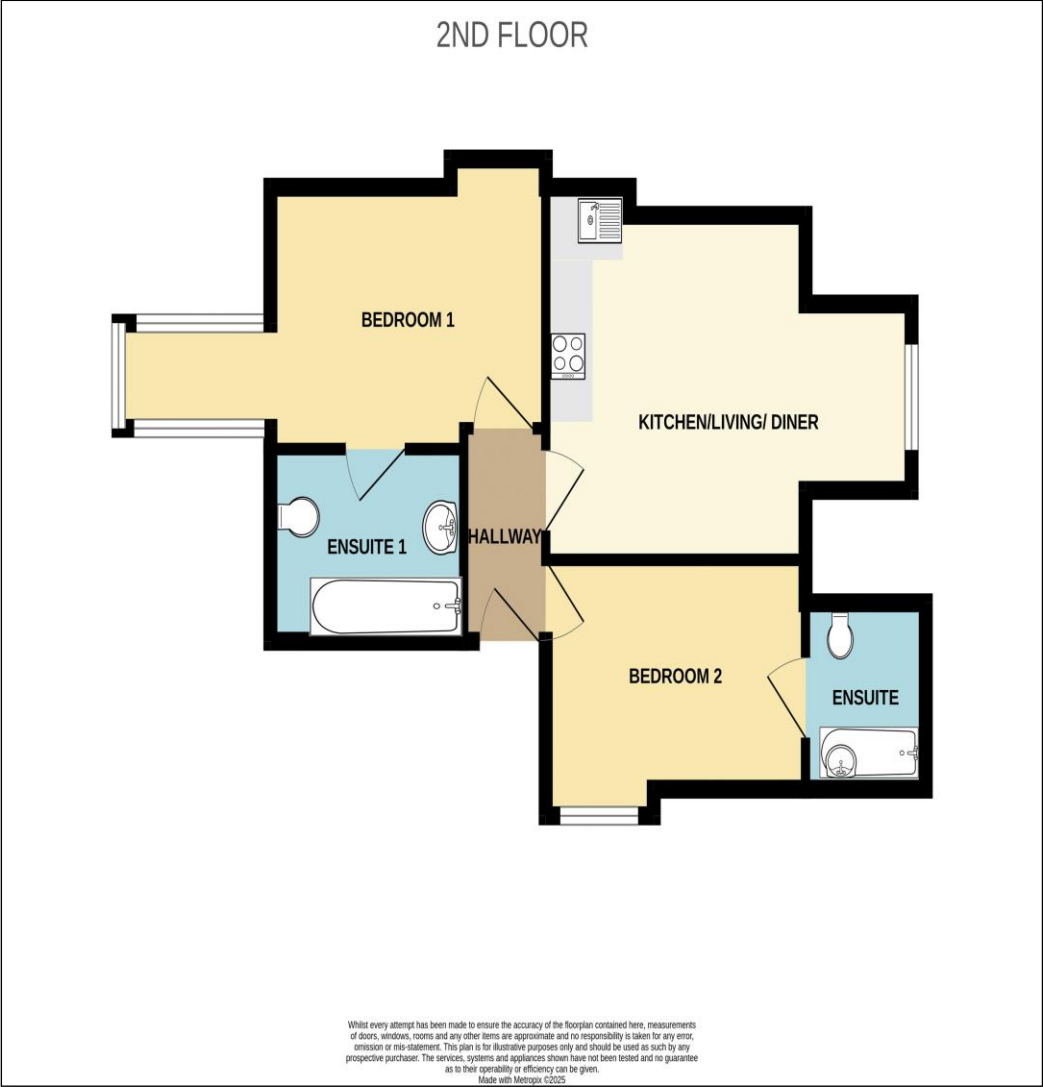
We have been advised that the lease has 96 years remaining. The service charges and ground rent are £350.00 and £1,350.00 respectively. Residential lettings, holiday lettings and pets are permitted.







**FLOORPLAN:**



**LOCATION:**



**EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	45   E	45   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.