



AUSTIN
ESTATE AGENTS

Caswell Court

Louviers Road

Weymouth

Dorset

DT3 6AY

£144,000

SUMMARY

- Purpose Built Apartment
- Ground Floor
- Well Presented Throughout
- Spacious Lounge
- Modern Fitted Kitchen
- Modern Shower Room
- Double Glazing & Electric Heating
- Allocated & Visitors Parking
- Communal Gardens
- No Onward Chain





SUMMARY OF ACCOMMODATION

APARTMENT

Lounge / Diner 9' 9" x 12' 11" (2.98m x 3.94m)

Kitchen 4' 9" x 10' 2" (1.45m x 3.10m)

Bedroom One 10' 0" x 11' 9" (3.04m x 3.58m)

Bedroom Two 8' 3" x 7' 6" (2.51m x 2.28m)

Shower Room 4' 9" x 6' 3" (1.46m x 1.90m)

OUTSIDE

Allocated Parking

Visitors Parking

Communal Gardens

THE PROPERTY

We are delighted to bring to the market this well-presented ground floor apartment, offered for sale with no onward chain. This purpose-built property has been maintained to a good standard and provides comfortable, low-maintenance living—perfect for first-time buyers, downsizers, or investors. The accommodation includes two good-sized bedrooms, a spacious lounge, modern fitted kitchen and shower room with double glazing and electric radiators throughout. Outside, the apartment enjoys a private allocated parking space, plus visitors' parking within well-kept communal gardens.

The private entrance door leads into a bright and welcoming living area with a large double-glazed window to the front aspect, allowing plenty of natural light. Features include a wood laminate floor and a modern feature electric fireplace. A storage cupboard provides additional convenience. An opening naturally flows into the kitchen, which is tastefully fitted with a modern range of matching wall and base units, colour-co-ordinated work surfaces, a four-ring halogen hob, electric oven, plumbing for a washing machine, and space for a fridge freezer. A double-glazed window overlooks the front aspect.

Bedroom one is situated to the rear of the property, this well-proportioned double room features a large double-glazed window with a deep sill, ideal for display or storage and wood laminate flooring. Bedroom two is another good-sized room with front aspect double-glazed window and wood laminate flooring. Completing the internal accommodation is the contemporary shower room, comprising a low-level WC, wash hand basin with vanity unit, independent double shower cubicle with wall-mounted Triton electric shower, extractor fan, and electric heater.

Externally, the communal gardens are mainly laid to lawn with decorative borders. The property benefits from one private allocated parking space and additional visitor parking.

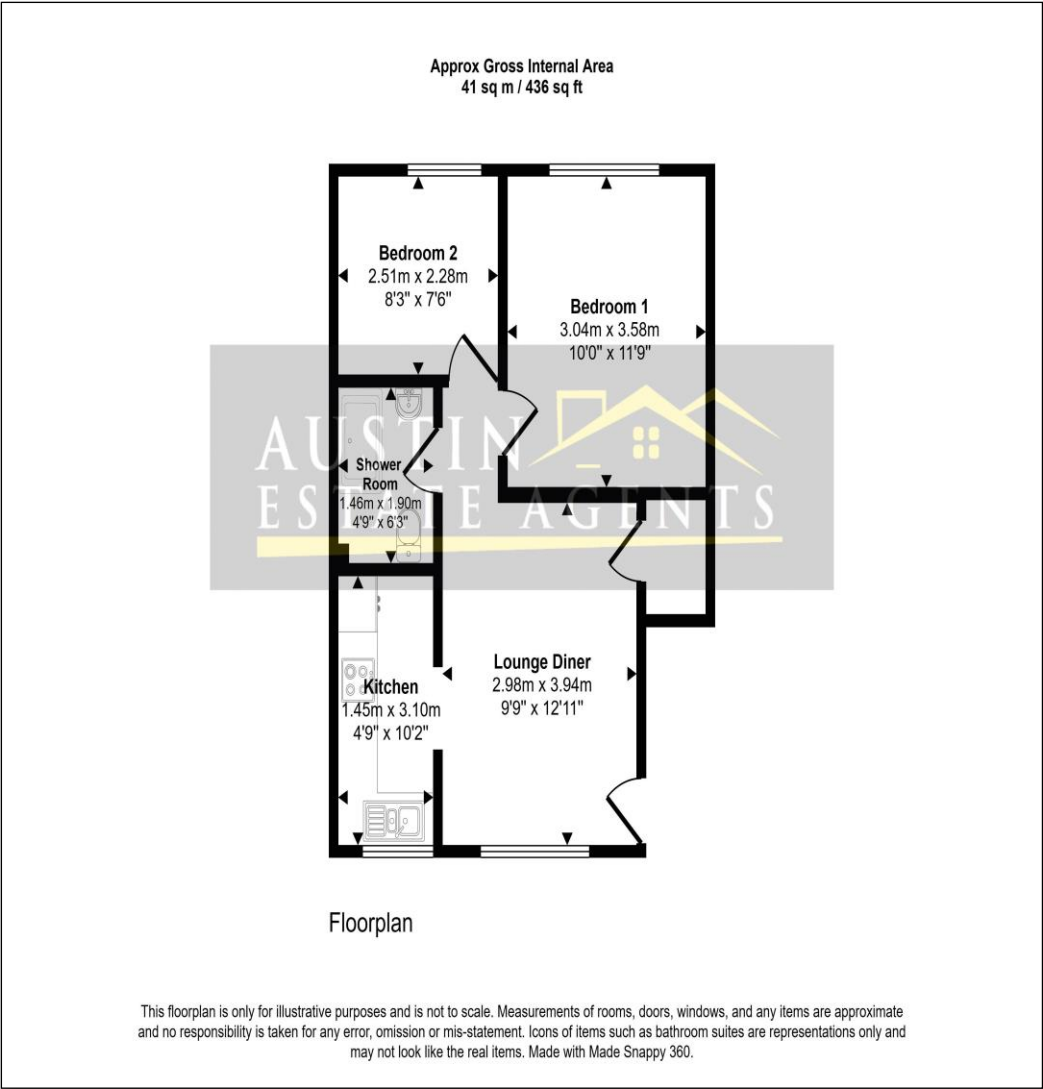
The apartment is situated in the popular residential location of Preston Downs. Bus routes are close to hand providing access to surrounding areas including Weymouth Town and Seafront. It is also within easy access of Weymouth relief road giving access to the county town of Dorchester and beyond and the property is also within close proximity to a mainline station with routes to both London and Bristol. There is a local shopping centre approximately a quarter of a mile away, which offers a range of local shops and amenities including a doctor's surgery.

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

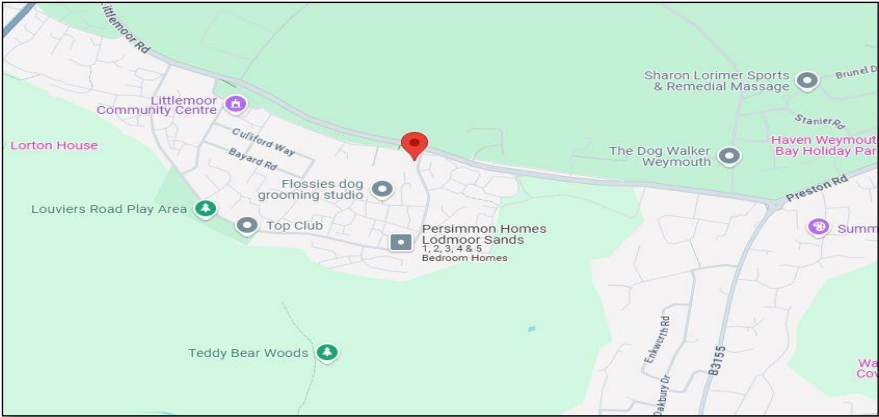
The vendor informs us that the lease has 967 years remaining. Annual service charges and ground rent are approximately £720.00 and £10.00 respectively. These charges would need to be confirmed with your solicitor. Residential lettings are permitted. Holiday lettings and pets are not allowed.



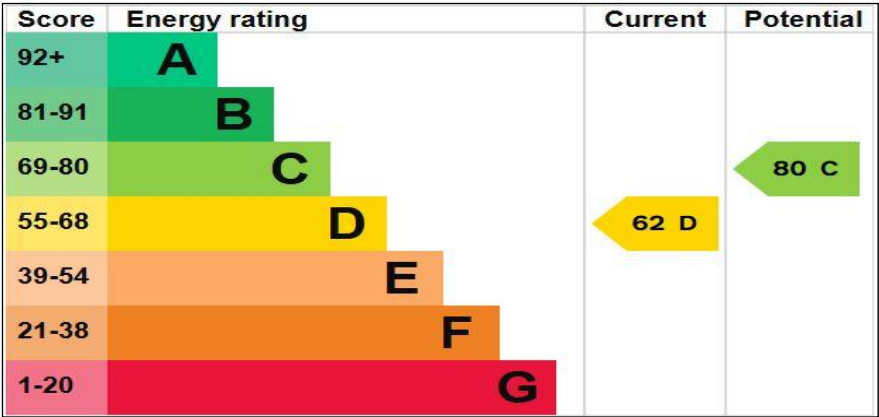
FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: B 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.