



AUSTIN
ESTATE AGENTS

Bingleaves Road

Rodwell

Weymouth

Dorset

DT4 8RS

Offers Over £400,000

SUMMARY

- Penthouse Apartment
- Large Balcony with Stunning Sea Views
- Two Double Bedrooms
- Spacious Lounge / Diner
- Modern Fitted Kitchen
- Family Bathroom & En Suite Bathroom
- Gas Central Heating & Double Glazing
- Secure Off Road Parking
- Walking Distance of Newtons Cove & Weymouth Town Centre
- Sought After Location in Rodwell





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge / Diner 15' 7" max x 19' 0" max (4.75m max x 5.80m max)

Kitchen 13' 10" x 11' 4" (4.22m x 3.46m)

Bedroom One 14' 1" max x 18' 5" max (4.30m max x 5.61m max)

En-Suite Bathroom 11' 3" max x 8' 7" max (3.44m max x 2.62m max)

Bedroom Two 10' 6" x 8' 0" (3.20m x 2.43m)

Bathroom 10' 4" x 4' 9" (3.15m x 1.44m)

OUTSIDE

Balcony 21' 0" max x 12' 2" max (6.39m max x 3.71m max)

Communal Gardens

Allocated Parking

THE PROPERTY

Situated on the prestigious Bingleaves Road in Rodwell is this wonderful penthouse apartment, set within a beautiful character building, boasting breathtaking panoramic views across Weymouth Bay, the rolling Dorset hills, and the world-renowned Jurassic Coastline. Every detail of this elegant home has been carefully curated for modern, luxurious living and as such we thoroughly recommend a viewing to fully appreciate the accommodation and lifestyle that is offered.

The stunning lounge / diner gives access to the private balcony through full-height bi-fold doors, this room is further enhanced through tasteful decoration and a living flame fire, adding a contemporary focal point with ample space for a dining suite. The high-specification kitchen boasts an extensive range of eye level and base units with granite worktops and quality integrated appliances. A central island provides extra storage and a breakfast bar for more informal dining.

The apartment features two double bedrooms. The main suite enjoys dual-aspect views, fitted wardrobes, and a sumptuous en-suite bathroom comprising a panelled bath, vanity wash hand basin, independent shower cubicle and wall mounted WC with stone tiling to the walls and floor. The second bedroom is also a double with fitted wardrobes.

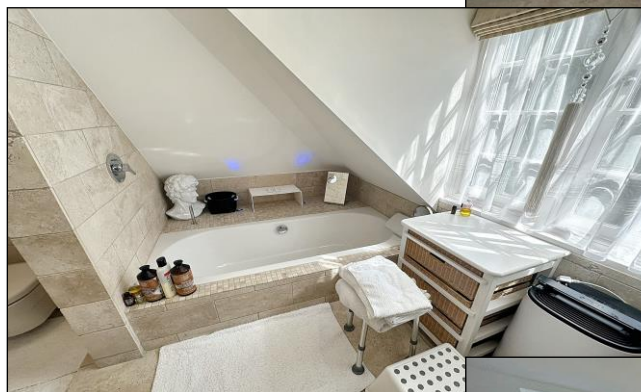
Completing the internal accommodation is the designer bathroom with the same contemporary styling as the en-suite and comprising bath, wash hand basin and low level WC.

Outside, the large private roof terrace, perfect for entertaining or relaxing enjoys wonderful views over the rooftops to Weymouth Bay and the Jurassic Coastline beyond. The communal areas of the building are maintained to exceptional standard with landscaped garden areas as well as a secure remote-controlled gated entrance leads to allocated parking.

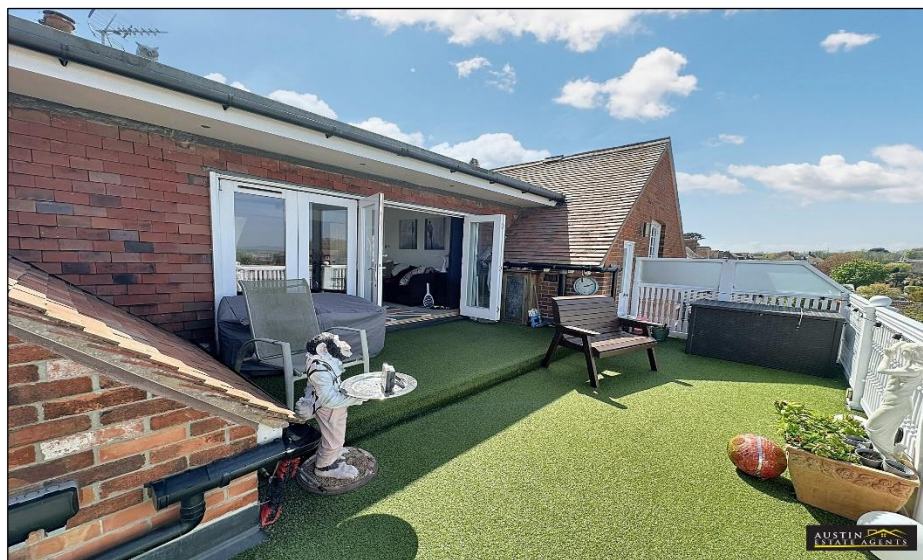
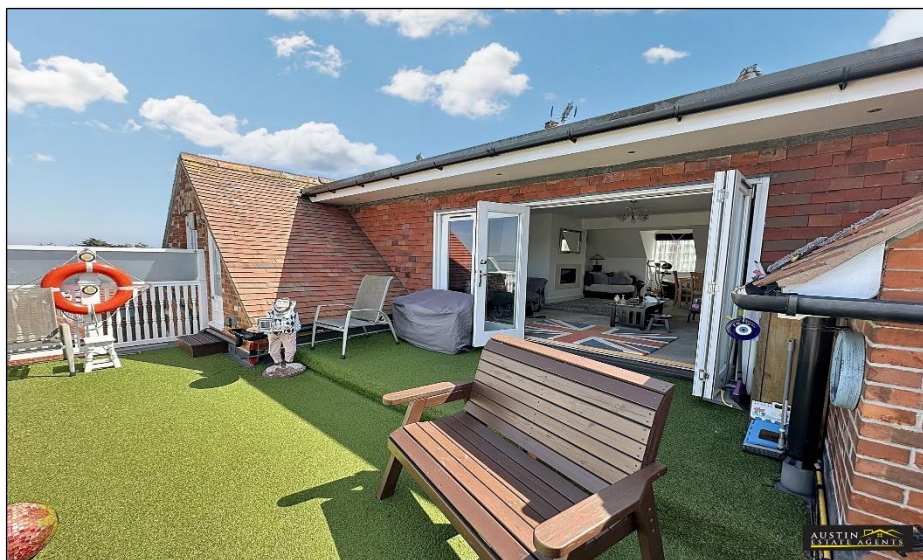
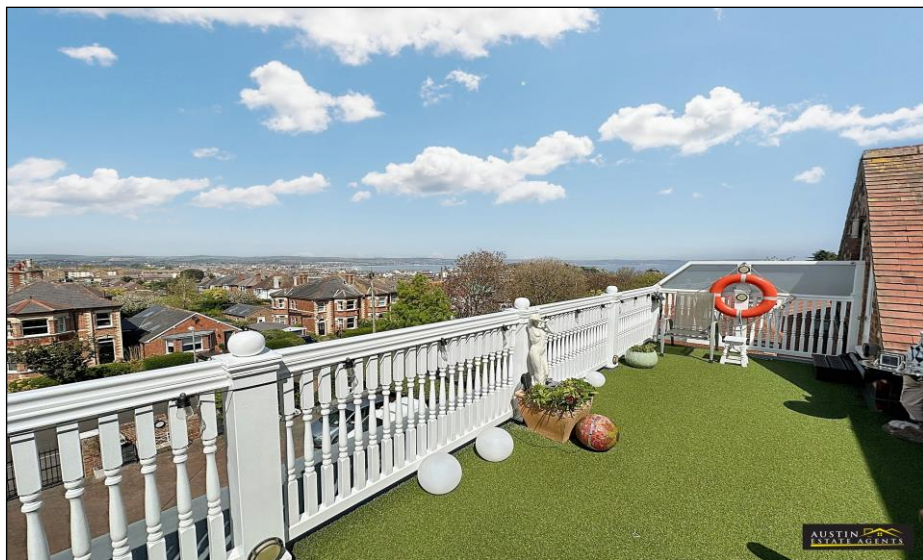
The apartment is located a short walk from the picturesque Newton's Cove, Hope Square and the Inner Harbour, with easy access to the Weymouth town centre, which offers many local shops, restaurants, bars and theatre as well as other amenities such as bus routes to surrounding areas and main railway link to London. Sandsfoot Gardens and Beach are also within walking distance.

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

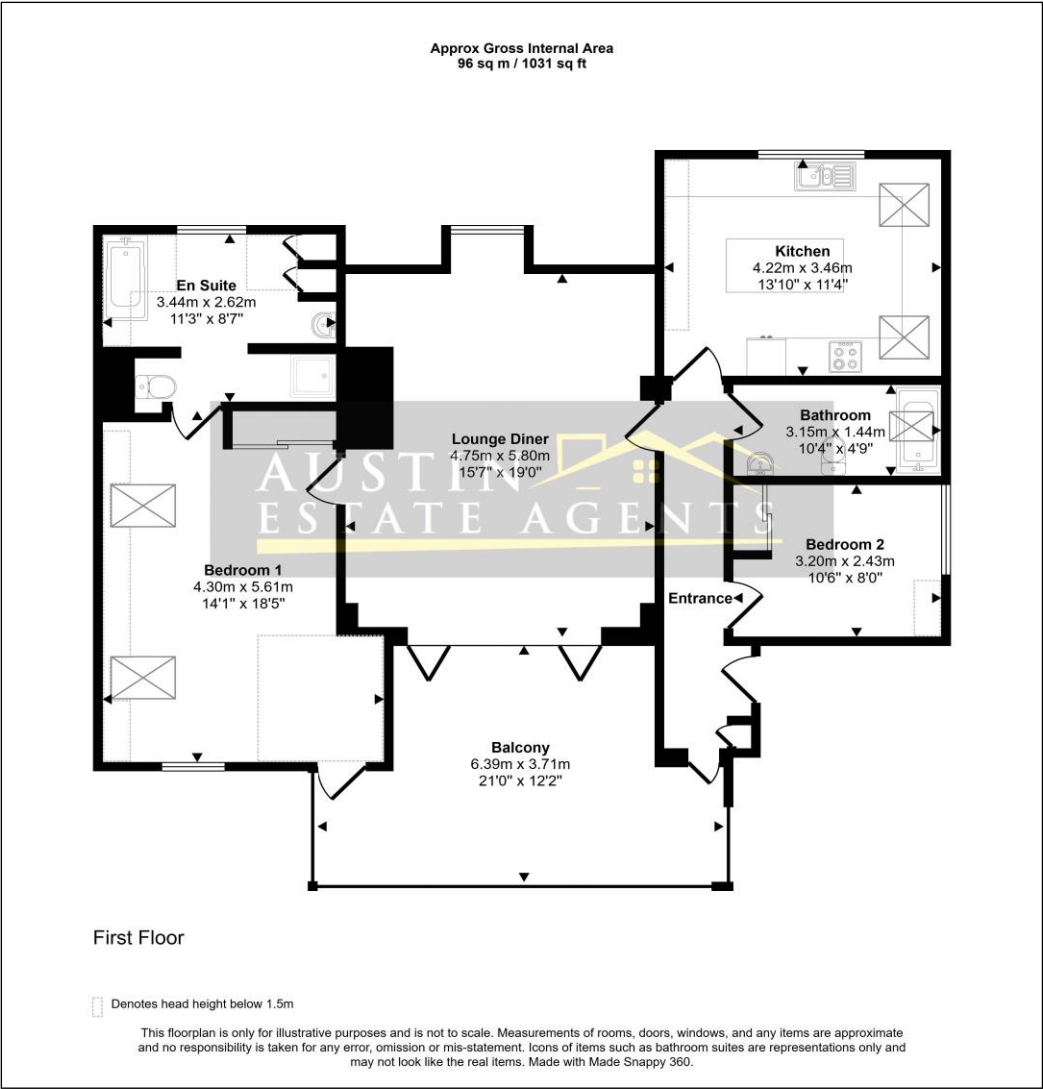
We are informed that the apartment is share of freehold with a 999 year lease, of which 990 years remain. The service charge is £1,200 per annum, which includes building insurance. Residential lettings are permitted. Holiday lets and pets are not.



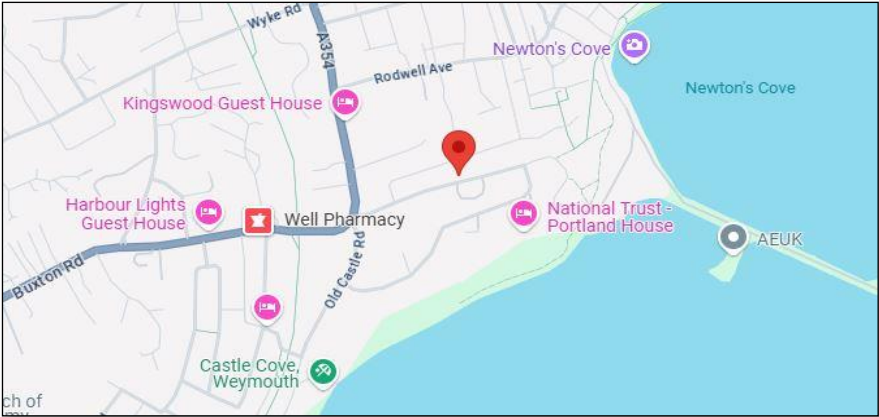




FLOORPLAN:



LOCATION:



EPC:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 74 C | 75 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

COUNCIL TAX RATING: D 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 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.