



Southbrook

Heron Close

Preston

Weymouth

Dorset

DT3 6SX

Offers in Excess of £290,000

SUMMARY

- Superb Ground Floor Apartment
- Two Bedrooms
- Spacious Lounge / Diner
- Private Balcony
- Modern Fitted Kitchen
- Family Bathroom & En Suite Shower Room
- Double Glazing & Gas Central Heating
- Garage (in Block)
- Visitors Parking Spaces
- Moments from Overcombe Beach





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge 16' 6" max x 15' 6" max (5.03m max x 4.72m max)

Private Balcony

Kitchen 10' 1" x 8' 5" (3.07m x 2.57m)

Bedroom One 14' 10" max x 10' 1" max (4.52m max x 3.07m max)

En Suite Shower Room

Bedroom Two 10' 2" x 8' 9" (3.10m x 2.67m)

Bathroom

OUTSIDE

Garage

Visitors Parking Spaces

Communal Gardens



THE PROPERTY

We are delighted to offer for sale this spacious ground floor apartment situated in the sought after area of Preston, just moments from Overcombe Beach. The property benefits from having double glazing and gas central heating with well-proportioned accommodation including two double bedrooms, a lounge / diner, private balcony, fitted kitchen, bathroom and ensuite shower room to the main bedroom. Outside of the property are well maintained communal gardens, visitors parking and a garage in the block. The freehold of the building is shared between all the owners.

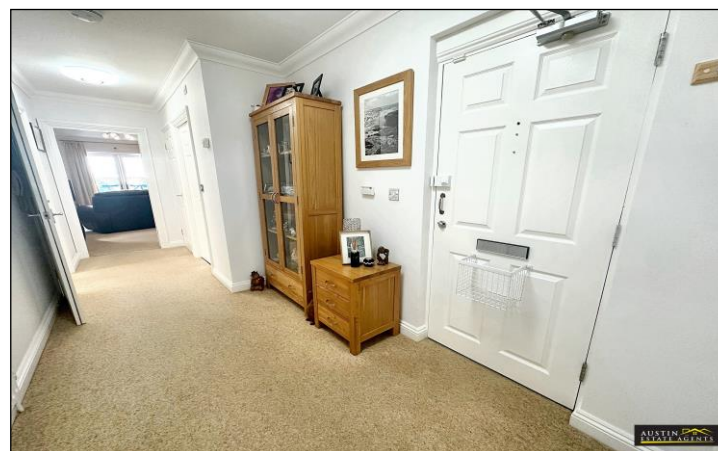
The exceptionally spacious reception hallway hosts doors to all principal rooms as well as the airing cupboard and a storage cupboard. The lounge/diner has an abundance of natural light flooding in from double opening French windows, leading to the private balcony and overlooking the communal gardens. The kitchen is fitted with a range of modern wall and base units alongside an integral four ring gas hob, eye level double oven and concealed extractor. The window overlooks the pleasant communal gardens.

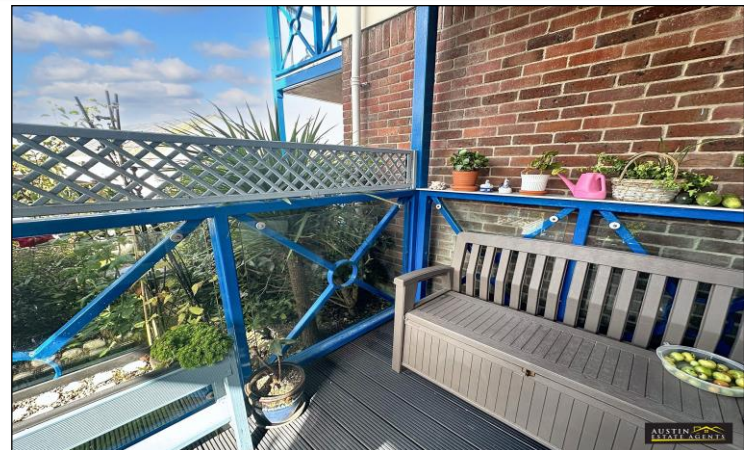
The property offers two double bedrooms. The main bedroom benefits from built in wardrobes, dual aspect natural light, and French doors to the communal gardens. This room is further enhanced by an ensuite shower room with shower cubicle, wash hand basin and WC. The modern family bathroom comprises of a panelled bath, vanity wash hand basin and low level WC. The communal gardens wrap around the development and are maintained to a high standard, and are predominantly laid to lawn with a plethora of attractive plants and shrubs to the borders. The apartment boasts the added advantage of a garage (in block) with visitors parking spaces available.

The property is located in Preston, one of the most sought after areas of Weymouth, and is close by to local amenities including village shops, a bistro, delicatessen, beauty salon and doctors' surgery. It is also within a short stroll of the Jurassic Coast with many breathtaking walks to enjoy. Weymouth town centre with its many restaurants, bars, beaches and theatre are approximately just over a couple of miles away and is easily reached by the frequent bus services.

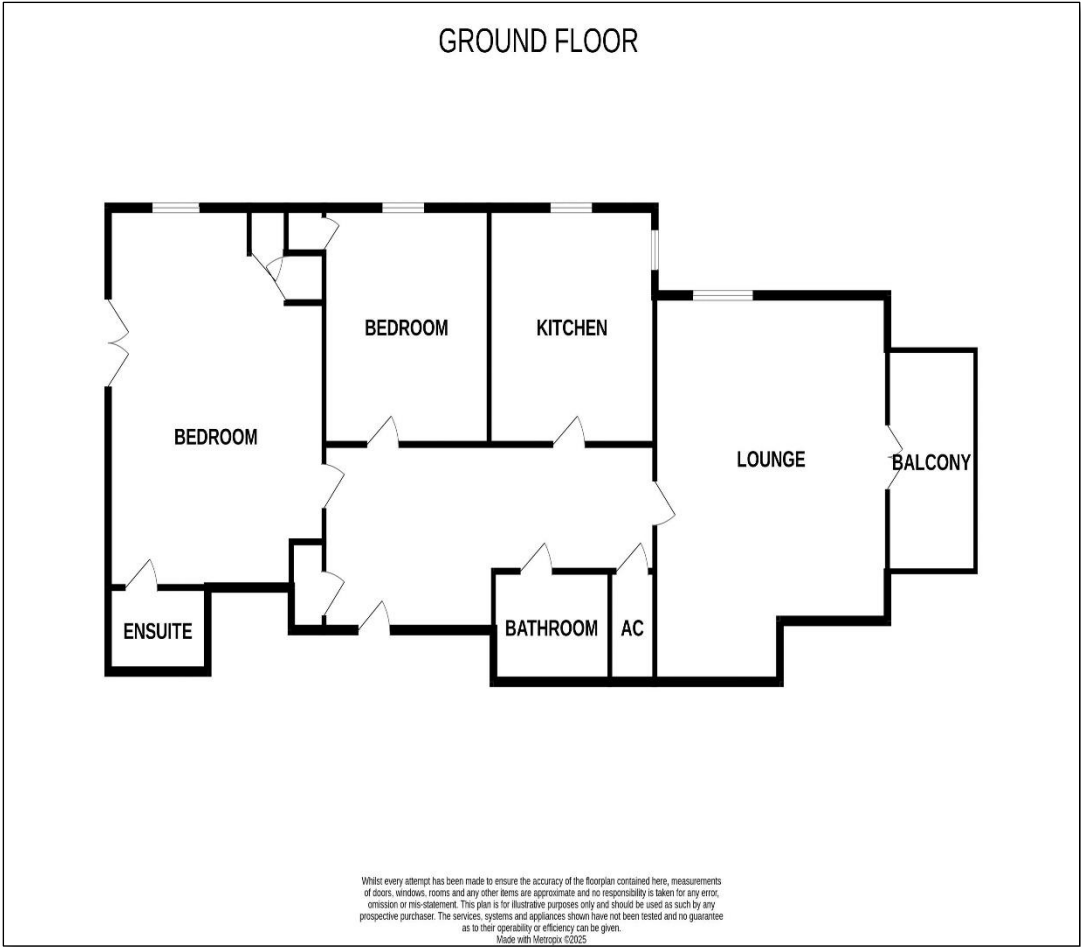
For further information, or to make an appointment to view this wonderful apartment, please contact Austin Estate Agents.

We are informed the apartment is sold with a share of freehold. The lease length is 125 years from 2001. The annual service charge is £1,200.00, paid bi-annually. No ground rent is charged. Long term residential lettings are permitted, holiday lettings and pets are not allowed.

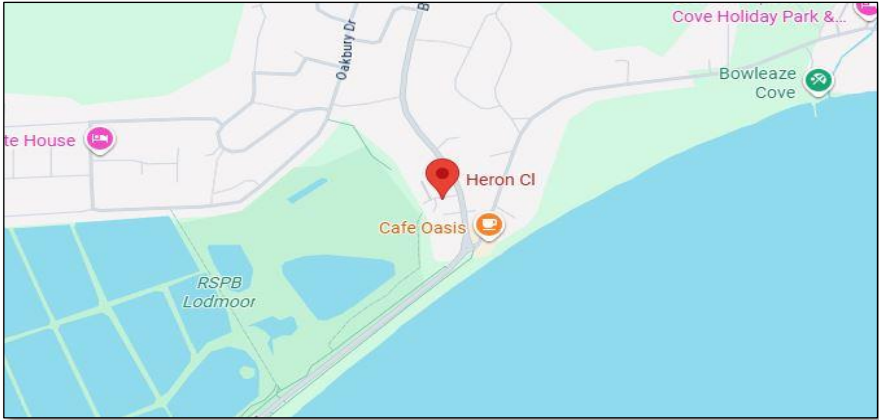




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 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 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.