



AUSTIN  
PROPERTY SERVICES

**FOR SALE**

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AUSTIN  
ESTATE AGENTS



## Regency Court

Melcombe Avenue

Greenhill

Weymouth

Dorset

DT4 7TH

**£260,000**

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### SUMMARY

- Modern Purpose Built Apartment
- Two Double Bedrooms with Fitted Wardrobes to Bedroom Two
- Spacious Lounge / Diner with Beautiful Bay Window Area & Juliet Balcony
- Modern Fitted Kitchen
- Modern Bathroom
- Gas Central Heating & Double Glazing
- Allocated Parking Space
- Communal Gardens
- Short Stroll to Greenhill Beach
- No Onward Chain







## SUMMARY OF ACCOMMODATION

### APARTMENT

#### Entrance Hallway

**Lounge / Diner** 11' 5" x 20' 5" plus bay window recess  
(3.47m x 6.23m plus bay window recess)

**Kitchen** 8' 0" max x 13' 7" max (2.43m max x 4.14m max)

**Bedroom One** 9' 1" x 11' 8" (2.76m x 3.55m)

**Bedroom Two** 9' 11" x 10' 3" (3.03m x 3.12m)

**Bathroom** 7' 7" x 5' 10" (2.31m x 1.79m)

### OUTSIDE

#### Communal Gardens

#### Allocated Parking Space



## THE PROPERTY

We are delighted to offer for sale, with no onward chain, this spacious two bedroom second floor flat, presented in excellent condition and situated in the highly sought after location of Greenhill, within easy walking distance of the seafront and Weymouth Town Centre. The property benefits from double glazing, gas central heating, a spacious lounge / diner, modern fitted kitchen and bathroom with allocated parking, including two visitor parking spaces set within communal gardens.

Within the apartment, an entrance door leads onto a welcoming reception hallway with access to all rooms. The kitchen is fitted with a range of matching eye-level and base units, co-ordinated worktop surfaces, integral four ring gas hob, electric oven and stainless steel extractor canopy as well as space for additional appliances. Boasting sizeable accommodation, the lounge / diner enjoys a feature fireplace as well as a door to the Juliet balcony, overlooking the surrounding communal gardens. To the corner of the room, there is a separate area with ample room for a dining table and with double-glazed windows adorning two walls, brightening the space.

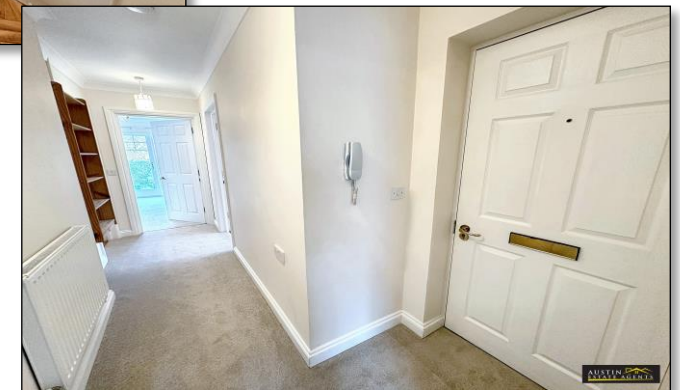
Both bedrooms are double rooms offering good size accommodation. The second bedroom enjoys an extensive selection of fitted wardrobes. The apartment features a family bathroom comprising panelled bath with shower over, a pedestal wash hand basin and a low-level WC with complementary tiling.

Externally, a communal garden is laid to lawn with attractive plants and shrubs. There is a private parking space allocated to the apartment. Visitors to the residents of Regency Court have the use of two visitors parking spaces.

The apartment is close by to local shops and amenities. Weymouth town centre, with its many restaurants, bars, theatre and shops are closeby as well as the beautiful seafront. 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.

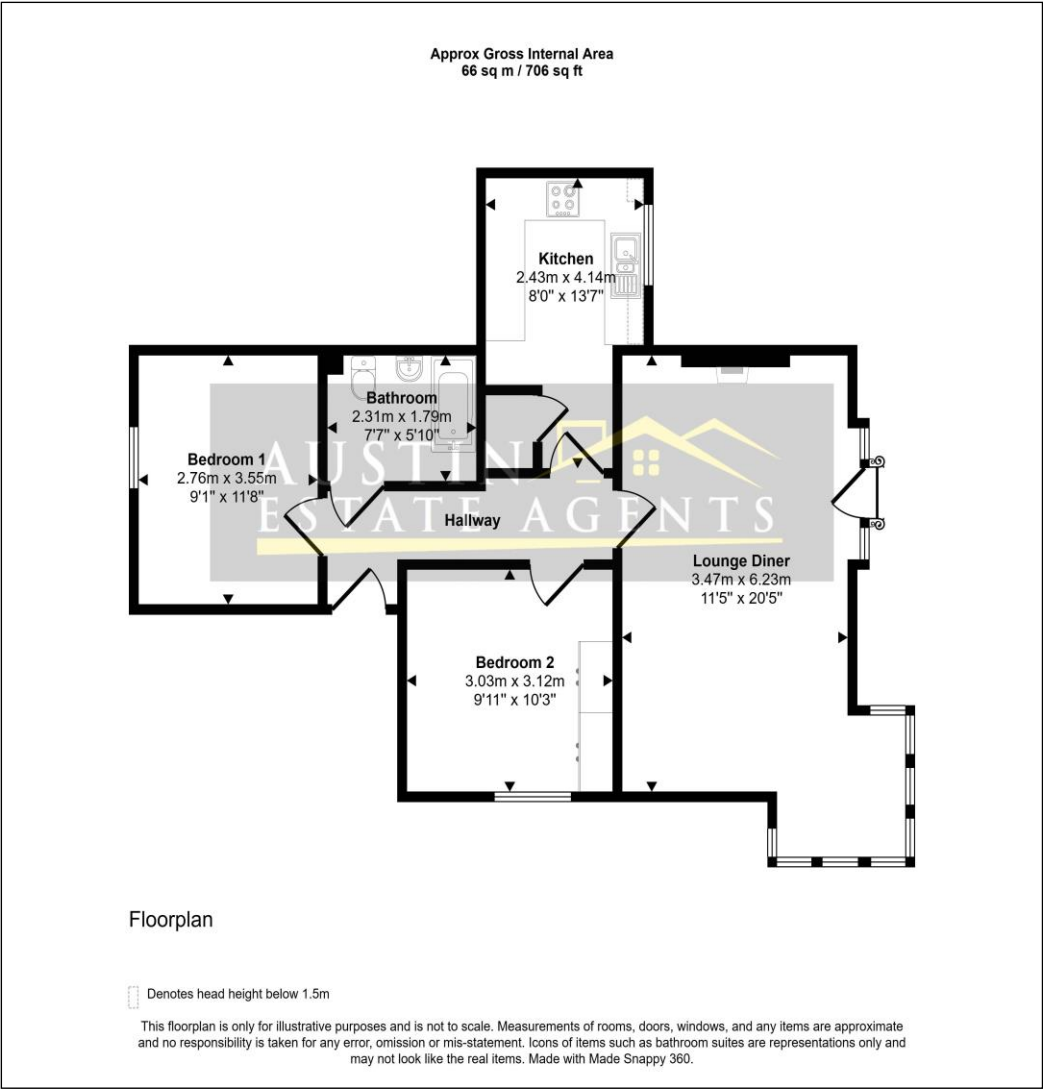
For more information, or to make an appointment to view, please contact Austin Estate Agents.

We are informed the apartment comes with a share of the freehold. The lease is 999 years in length, with 976 years remaining. Holiday lets and pets are not permitted. Residential lettings are allowed. Service charge is paid at £123.12 per month. No ground rent is payable.

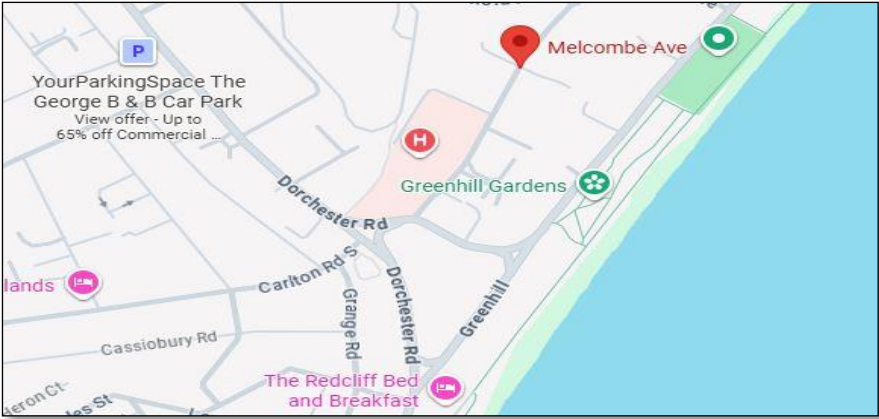




FLOORPLAN:



LOCATION:



EPC:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 76 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

COUNCIL TAX RATING: C 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.