



# Beaufort Garden Mews

Lower St. Alban Street | Weymouth





# Beaufort Garden Mews, Lower St. Alban Street, Weymouth, Dorset DT4 8AF



## Accommodation

Beaufort Garden Mews is a purpose-built block of apartments just moments from Weymouth Marina and the town centre. The apartment is accessed via a security intercom with lift or stair access to the second floor and front door opening into this spacious apartment. The welcoming hallway is a generous size with access to a useful storage cupboard and doors leading to the following accommodation.

The spacious sitting room with a lovely large bow bay window offers plenty of space for comfortable furnishings. The kitchen includes space for a breakfast table and has a range of wall and base units offering ample storage, there is space for a freestanding fridge/freezer and space and plumbing for a washing machine, built-in oven and gas hob. The master bedroom is a generous sized room with large built-in wardrobes, the en-suite is comprised, shower cubicle, low level WC and wash hand basin. Bedroom two is a good-sized double room, again offering a large built-in wardrobe. The main bathroom comprises, panelled bath with shower over, low level WC and pedestal wash hand basin.





## Outside

To the side of the building is secure gated access (from West Street) to the parking area with an allocated parking space for one car. From the second-floor landing stairs to the communal roof terrace, a large paved terrace area with communal tables and a raised decked area with lovely views towards the Marina.

- Spacious Two Double Bedroom Apartment
- Close to Weymouth Marina & Town Centre
- Gated Allocated Parking Space
- Communal Roof Terrace
- Master En-suite

## Location

Centrally located with all of Weymouth's picturesque destinations on the doorstep. Positioned moments from the Marina and town centre which enjoys a good variety of shops, cafes and restaurants. The award-winning sandy beach and the charming working harbour, are also nearby. A short stroll away is the vibrant Hope Square with iconic brewery building offering a choice of bistros, restaurants and pubs.

## Directions

From our office in Hope Square go through the Square towards the harbour and turn left so the harbour is on your right hand-side. At the top of this road turn right and head over the Town Bridge. Take the first left into Lower St Edmund Street and then straight over at the next junction so the Marina is straight ahead of you. Turn right onto Commercial Road and take the next right into Lower St Alban Street and the apartment block can be found a little way up on the right-hand side.

## Rating Authority

Dorset (Weymouth & Portland) Council. Council Tax Band C.

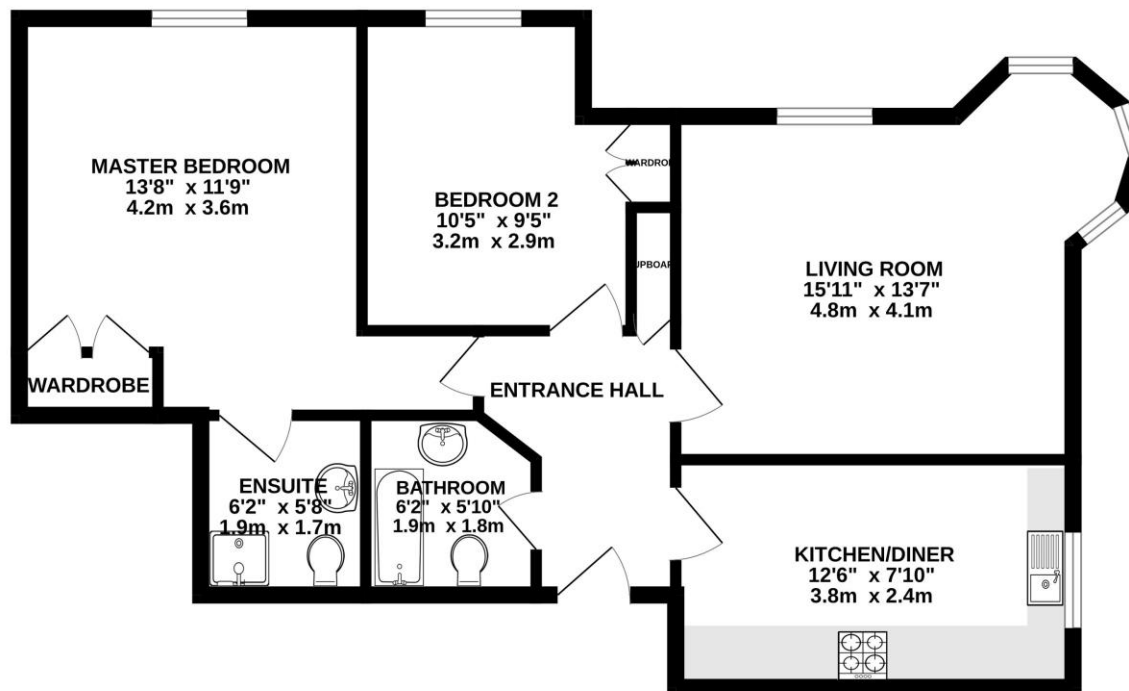
## Services

Gas central heating. Mains electric & drainage.

## Viewing Arrangements

Strictly by appointment through Avenue Sales & Lettings.

Telephone 01305 830022 or email [info@avenuesalesandlettings.co.uk](mailto:info@avenuesalesandlettings.co.uk)



TOTAL FLOOR AREA : 681 sq.ft. (63.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.