



Bond Street  
Weymouth | Dorset



# Bond Street, Weymouth, DT4 8HF



## Accommodation

Entrance to this stylish apartment is via a secure telephone entry system to the communal hallway with a grand staircase leading up to the second floor with front door and further stairs leading to the apartment. The spacious hallway is very welcoming with a rear aspect window making this a light space (even room for a small desk or seating area). From here there is access to the following rooms. The open-plan living room/kitchen; your eye is immediately drawn to the full-length bay window which perfectly frames the wonderful views and vista. Over Weymouth beach, out to sea and with the countryside hill beyond – this is arguable one of the best views on The Esplanade! The room itself is a lovely size with space for large sofas from which to sit and enjoy the view and further space for a dining table. The kitchen area comprises high gloss wall and base units with built-in appliances including oven, integrated combination microwave, fridge/freezer, washer/dryer, induction hob with extractor hood over and integrated dishwasher.

Bedroom two is also on this floor, which is a spacious large double bedroom with double built-in wardrobes. The main bathroom is beautifully appointed, fully tiled and includes bath, separate large shower cubicle, concealed cistern WC and inset wash hand basin with vanity unit providing storage. A door opens with stairs (and understairs storage accessed from the living room) leading up to the master bedroom; an impressive room with character beams and velux windows offering ample light. One side of the room leads itself to a dressing area with a built-in wardrobe. There is also an en-suite shower with large shower cubicle, concealed cistern WC and inset wash hand basin with vanity unit providing storage.



## Outside

On the ground floor of the development is a communal bike and bin store with access to the basement level where there is a lockable storeroom providing additional storage. Parking is available via parking permits from Dorset (Weymouth & Portland Council).

- Spectacular Elevated Views over Weymouth Beach and Out To Sea
- Superb Spacious Duplex Penthouse
- Located on Weymouth Seafront
- Character Conversion
- Two Large Bedrooms (Master En-suite)

Avenue Sales & Lettings Ltd

4 Hope Street, Weymouth, Dorset, DT4 8TR

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### Location

Centrally located with all of Weymouth's picturesque destinations on the doorstep. Positioned on The Esplanade, directly opposite Weymouth's award-winning sandy beach which can be seen from the apartment. A short stroll away is the vibrant Hope Square with iconic Brewery building offering a great choice of bistros, restaurants and pubs. The town centre is also a short walk away, offering a good variety of shops, restaurants and cafes.

### Directions

From the Avenue 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. Follow the road as it bears to the right and straight over at the next junction. Turn left into East Street and following the road along upto the seafront. Turn left and the property can be found a little way down on the left hand side on the The Esplanade.

### Rating Authority

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

### Services

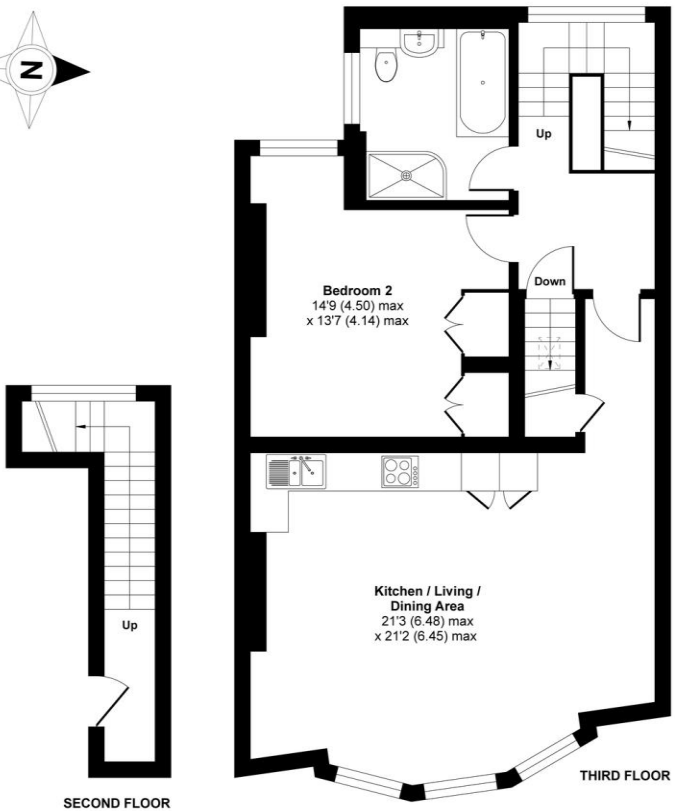
Mains electric & drainage.

### Viewing Arrangements

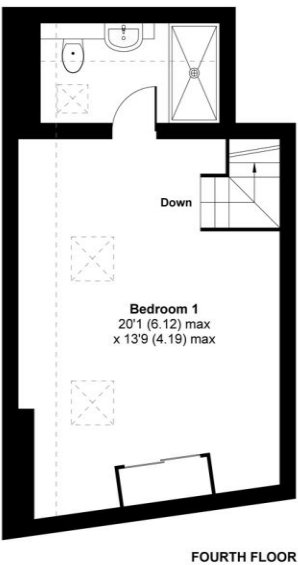
Strictly by appointment through Avenue Sales & Lettings.  
Telephone 01305 830022 or email [info@avenuesalesandlettings.co.uk](mailto:info@avenuesalesandlettings.co.uk)

### Bond Street, Weymouth, DT4

Approximate Area = 1096 sq ft / 102 sq m  
 Limited Use Area(s) = 69 sq ft / 6 sq m  
 Total = 1165 sq ft / 108 sq m  
 For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	56
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Avenue Sales and Lettings. REF: 751156

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.

