



Melcombe Avenue Greenhill, Weymouth DT4 7TH

- Purpose Built First Floor Apartment
 - Two Bedrooms
 - Modern Fitted Kitchen
- Gas Central Heating & Double Glazing
 - Vendor Suited
- Tastefully Presented Throughout
 - Spacious Lounge / Dining Room
 - Contemporary Bathroom
 - Allocated & Visitors Parking
- Short Stroll to Greenhill Beach & Gardens

£220,000 Leasehold - Share of Freehold





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge / Dining Room

11'3" x 16'4"

Kitchen

8'6" x 9'1"

Bedroom One

13'7" x 9'3"

Bedroom Two

9'3" x 7'4"

Bathroom

6'2" x 7'5"

OUTSIDE

Communal Gardens

Allocated Parking Space

Visitors Parking Spaces

Austin Estate Agents are delighted to offer to the market a purpose-built, modern apartment located in the ever-popular residential area of Greenhill. The apartment boasts tastefully decorated accommodation includes a spacious lounge / dining room, modern fitted kitchen, two bedrooms and family bathroom with gas central heating and double-glazing throughout. The property is a short stroll from the beautiful beach and gardens at Greenhill.

Access is gained via the block's secure telephone entry system into the communal hall, where stairs rise to the first floor. This impeccably presented apartment boasts sizeable accommodation throughout. The large open plan lounge/dining room benefits from double doors and windows, enjoying an abundance of natural light and views over the communal grounds as well as hosting a stunning feature fireplace. From the lounge/dining room is the modern-fitted kitchen, boasting a wide range of eye and base level storage cupboards, integral double oven, four ring gas hob and concealed extractor as well as ample space for additional domestic appliances.

Bedroom one is a spacious double room, with bedroom two having the added benefit of built in, sliding mirror wardrobes. Completing the accommodation is the modern-fitted white bathroom suite, comprising a panelled 'p' shaped bath with shower over, pedestal wash hand basin, low-level WC and heated towel rail with complementary tiling.

Externally, this property offers one allocated parking space, with two further visitor parking spaces. Well maintained communal gardens

predominately laid to lawn with mature trees are an additional benefit of this fantastic property.

The apartment is close by to the promenade with delightful walks to Greenhill Gardens and the stunning beach as well as being within close proximity of local shops and amenities. Greenhill is located along the Jurassic Coast with many walks to enjoy. Weymouth town centre, with its' many restaurants, bars, theatre and shops are close-by. 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. Viewings come highly advised to appreciate the size and condition on offer.

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

We are informed that the apartment comes with a share of the freehold with approximately 976 years remaining on the lease. Holiday lets and pets are not permitted, residential lettings are allowed, the service charge is £123.12 per month, and no ground rent is payable.



Local Authority **Dorset Council**
Council Tax Band **C**
EPC Rating **C**



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.