



Melcombe Avenue | Greenhill | Weymouth | DT4 7TF

**Offers Over £220,000**

BEAUMONT  JONES

## Melcombe Avenue | Greenhill Weymouth | DT4 7TF Offers Over £220,000

Offered with no onward chain is this beautifully presented two double bedroom first floor apartment located within a modern purpose built block in Greenhill. The property boasts an open-plan living area with a Juliet balcony overlooking the communal grounds and surrounding area, modern shower room, allocated off road parking and share of the freehold with low service charges. Located moments away from Greenhill beach & gardens, this would make an excellent holiday home/downsize to apartment living.

- Two Double Bedroom First Floor Apartment
- Modern Purpose Built Block
- Allocated off Road Parking
- Open-Plan Living Area
- Modern Shower Room
- Beautifully Presented Throughout
- Located Within Greenhill
- No Onward Chain
- Share of The Freehold With Low Service Charges
- Excellent Holiday Home/Downsize To Apartment Living

### Full Description

Willow Court is a purpose built apartment block located in Melcombe Avenue, Greenhill just moments away from Greenhill beach and gardens. Entrance into the block is via a secure side aspect door leading into a well-presented communal hallway with stairs rising to all floors with glass balustrades. Apartment 6 is located on the first floor, upon entering you are welcomed by a hall with a wall mounted telephone entry system and doors lead through to the accommodation. The



Located within the prestigious location of Greenhill, just moments away from the beach and Greenhill gardens.



spacious open-plan living area is bright and airy with plenty of space for furniture and a dining table and chairs. Front aspect double glazed patio doors open in with a Juliet balcony overlooking the communal grounds and surrounding area. The fitted Kitchen comprises eye and base level units with work surfaces over. integral double oven with inset four ring electric hob and extractor fan over, front aspect double glazed window and space and plumbing for a washing machine and fridge/freezer.

The master bedroom is a generous sized double with a rear aspect double glazed full sized window. Bedroom two is a small double with a rear aspect double glazed window. The modern and contemporary shower room has a shower cubicle with a wall mounted mixer shower system, wall mounted wash hand basin, WC with a concealed cistern, wall mounted towel rail heater and a built-in airing cupboard.

Outside offers allocated off road parking for one car to the rear of the block, access to a communal washing line, communal bin store and an external communal storage unit ideal for storing of bikes. To the front of the block there is visitor parking spaces, planted shrubs and trees.

The property is located on the edge of Greenhill Beach, this apartment is perfectly positioned for access to the renowned sandy beaches, World



Heritage coastline and some of the best sailing waters in the world (venue of the Olympic sailing events). Weymouth includes a modern shopping centre and theatre, mainline London/ Waterloo railway station, 17th century inner harbour with array of waterside restaurants. Weymouth Sea Life Centre and the Lodmoor Country Park is located just moments away.

Rating Authority: - Dorset (Weymouth & Portland)  
Council tax band C. Services: - Mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities. Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

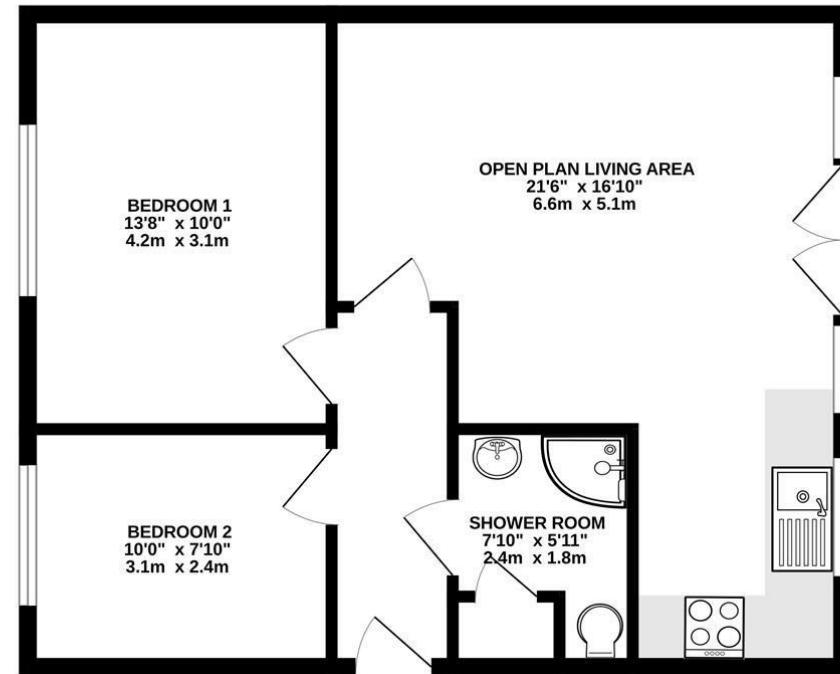
Offered with no onward chain.



### Energy Efficiency Rating

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

FIRST FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA: 577 sq.ft. (53.6 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.  
Made with Metropix C2026

*We value more than your property*

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