



Trinity Road | Weymouth | Dorset | DT4 8TJ

Asking Price £395,000

BEAUMONT  JONES

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This first floor character apartment sits proudly on Weymouth's famous Harbourfront and would make an ideal downsize/second home. Previously known as 'Winterslow House' and with a plaque on the building frontage referring to the ownership by a Ralph Allen in the 18th century, this building is steeped in history. Enjoying far-reaching views over the harbour from the principle rooms, with charming character features and elegant modern living. Features include an inviting bay window from which to sit and enjoy the views, sash windows (with acoustic glass/discreet secondary glazing), parquet flooring to the main living area, modern kitchen, two double bedrooms (both with built-in wardrobes), en-suite to the master bedroom and full secondary bathroom. To the rear of the development and accessed via Franchise Street is the rarity of an allocated off-road parking space.

- Charming First Floor Character Apartment
- Positioned on Weymouth's Harbourfront
- Superb Far-Reaching Views over the Harbour
- Two Double Bedrooms (Master En-suite)
- Allocated Off-Road Parking (to the Rear)
- Open-Plan Living with Modern Kitchen

Full Description

Accommodation

Entrance to the apartment is via a well-kept communal stairway with gentle steps rising to the first floor and front door into the apartment. The welcoming hallway has a telephone entry system for the communal door and doorways leading to the accommodation. The open-plan sitting/dining room & kitchen is a generous size with ample space for socialising, all with the wonderful backdrop of Weymouth Harbour from the inviting bay and additional window, the large bay window is the perfect spot for a dining



Charming First
Floor Character
Apartment on
Weymouth's
Harbourfront

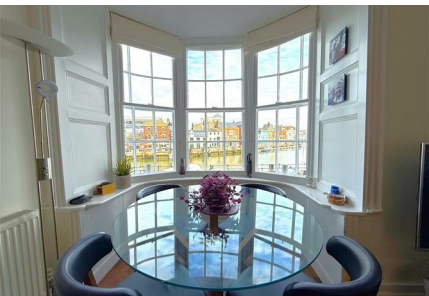


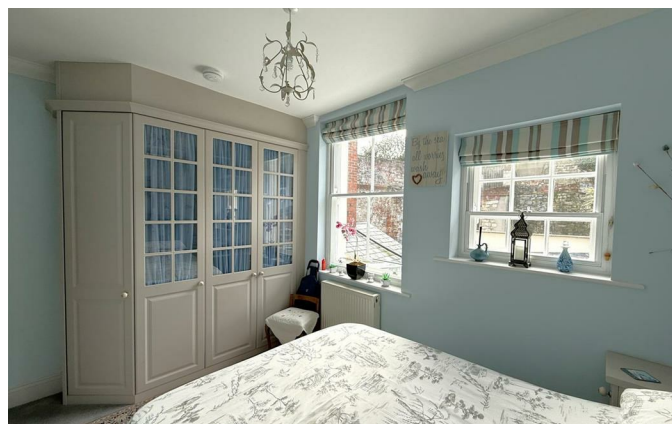
table and from which to sit and enjoy the views. The sitting room/dining area has attractive Karndean parquet flooring and plenty of space for furniture. The room is open to the stylish modern shaker style kitchen with granite worktops. There is ample wall and base units with integral oven and warming drawer, hob, fridge/freezer and washer/dryer. Returning to the hallway, doors lead to the remaining rooms. The master bedroom is good sized double bedroom with front aspect window with similar water front views and two built-in wardrobes. There is a generous sized en-suite shower room with shower cubicle, low level WC and pedestal wash hand basin. The second bedroom is also a double room with a dual rear aspect and further built-in wardrobes and storage. The modern main bathroom is fully tiled with inset mirrors and comprises of a white suite including a panelled bath, separate generous sized shower cubicle, low level WC and pedestal wash hand basin.

Outside

This apartment is set on Trinity Road, directly on Weymouth's working Harbour. On the ground floor there is a lockable store providing useful additional storage. To the rear of development and accessed via Franchise Street is an allocated off-road parking space.

Location

Centrally located with all of Weymouth's picturesque destinations on the doorstep. Just a short stroll away is Weymouth Harbourside and vibrant Hope Square with iconic brewery building offering a choice of bistros, restaurants and pubs. The pretty Nothe Gardens offer open space and wonderful walks with Newton's Cove beach offering a quieter spot to enjoy the sea. Weymouth Esplanade and main beach is just a short walk from the property and enjoys an



award-winning sandy beach adjacent to the town centre which benefits from a good variety of shops.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band B. Services: - Gas central heating. Mains electric & drainage. Gas central heating. 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.

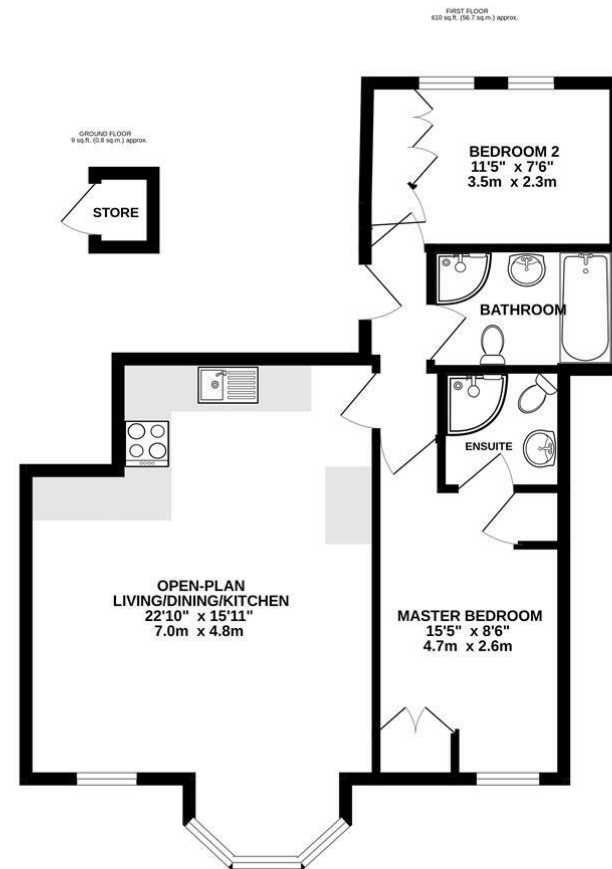
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Enjoying Wonderful
Far-Reaching
Views & Parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



TOTAL FLOOR AREA: 619 sq.ft. (57.5 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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