



Louviers Road
Weymouth, DT3 6AY

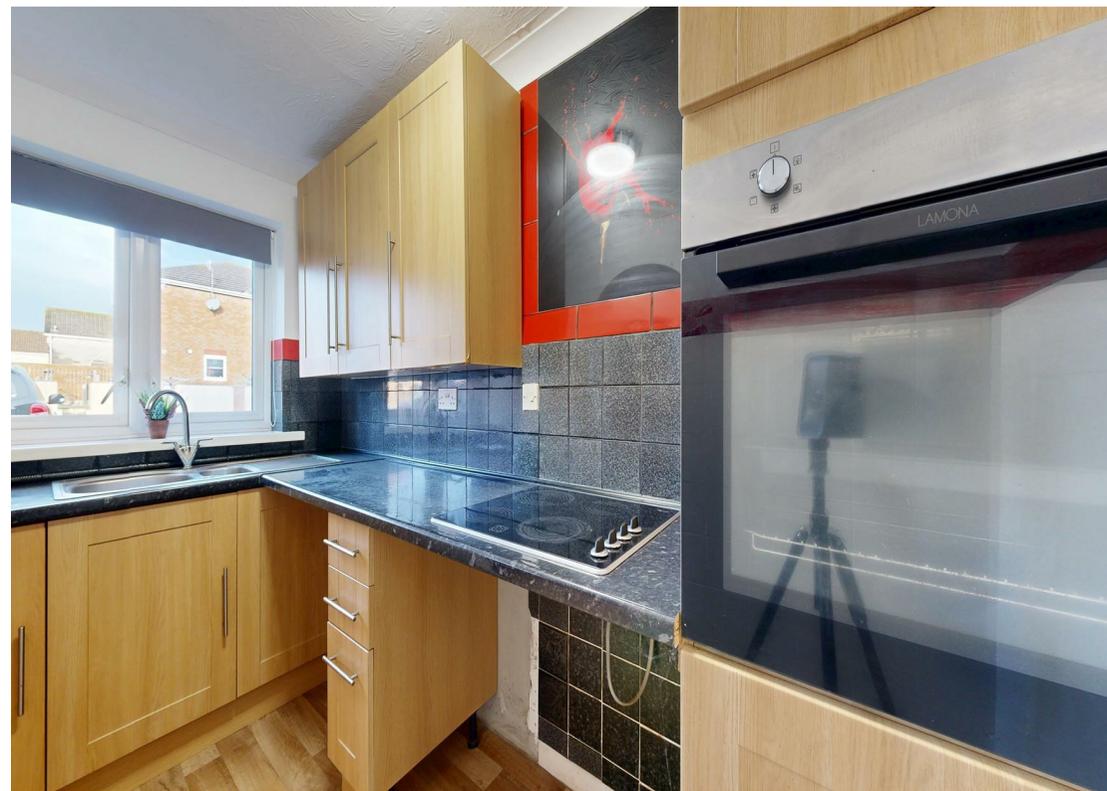
£950 PCM



Louviers Road

Weymouth, DT3 6AY

- Allocated Parking
- Available Immediately
- Ground Floor
- Modern Shower Room
- Long Term Let
- Quiet Residential Area
- Nearby Local Amenities
- Close To Local Transport Links
- Communal Gardens
- Plenty of Visitor Parking Available



Available NOW for LONG TERM LET is this well-presented GROUND FLOOR apartment, benefitting from ALLOCATED PARKING and communal gardens.

This purpose-built property has been maintained to a good standard and provides comfortable, low-maintenance living-perfect for first-time renters, downsizing or those moving in from out of the area. The accommodation includes two good-sized bedrooms, a spacious lounge, fitted kitchen and shower room with double glazing and electric radiators throughout. Outside, the apartment enjoys a private allocated parking space, plus visitors' parking within

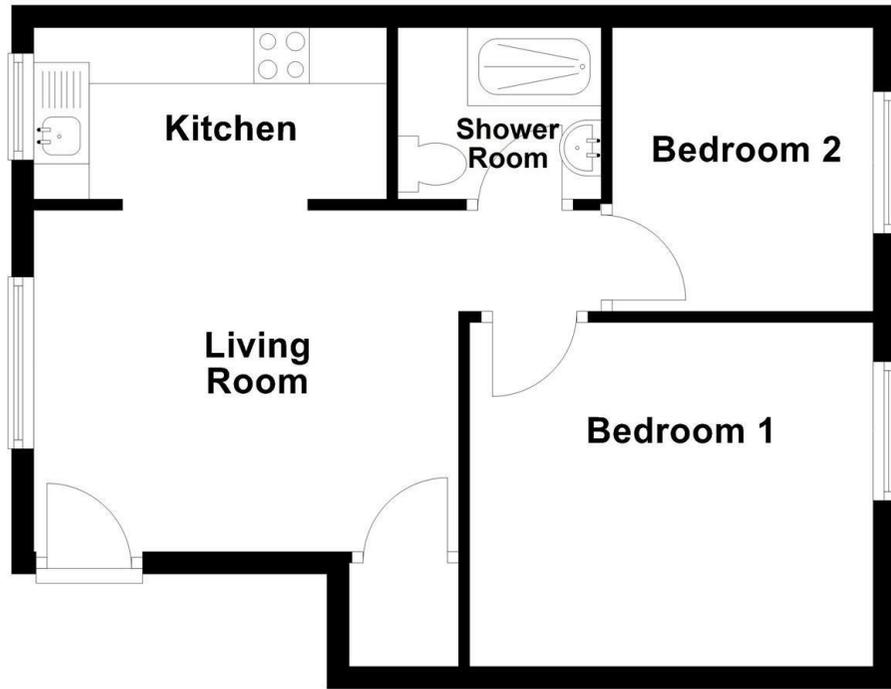
well-kept communal gardens.

The private entrance door leads into a bright and welcoming living area with a large double-glazed window to the front aspect, allowing plenty of natural light. Features include a wood laminate floor and a modern feature electric fireplace. A storage cupboard provides additional convenience. An opening naturally flows into the kitchen, which is tastefully fitted with a modern range of matching wall and base units, colour-co-ordinated work surfaces, a four-ring halogen hob, electric oven, plumbing for a washing machine, and space for a fridge freezer. A double-glazed window overlooks the front aspect.

Bedroom one is situated to the rear of the property, this well-proportioned double room features a large double-glazed window with a deep sill, ideal for display or storage and wood laminate flooring. Bedroom two is another good-sized room with front aspect double-glazed window and wood laminate flooring. Completing the internal accommodation is the contemporary shower room, comprising a low-level WC, wash hand basin with vanity unit, independent double shower cubicle with wall-mounted Triton electric shower, extractor fan, and electric heater.

Externally, the communal gardens are mainly laid to lawn with decorative borders. The property benefits from one private allocated parking space and additional visitor parking.

Ground Floor



Living Room
9'9" x 12'11" (2.98 x 3.94)

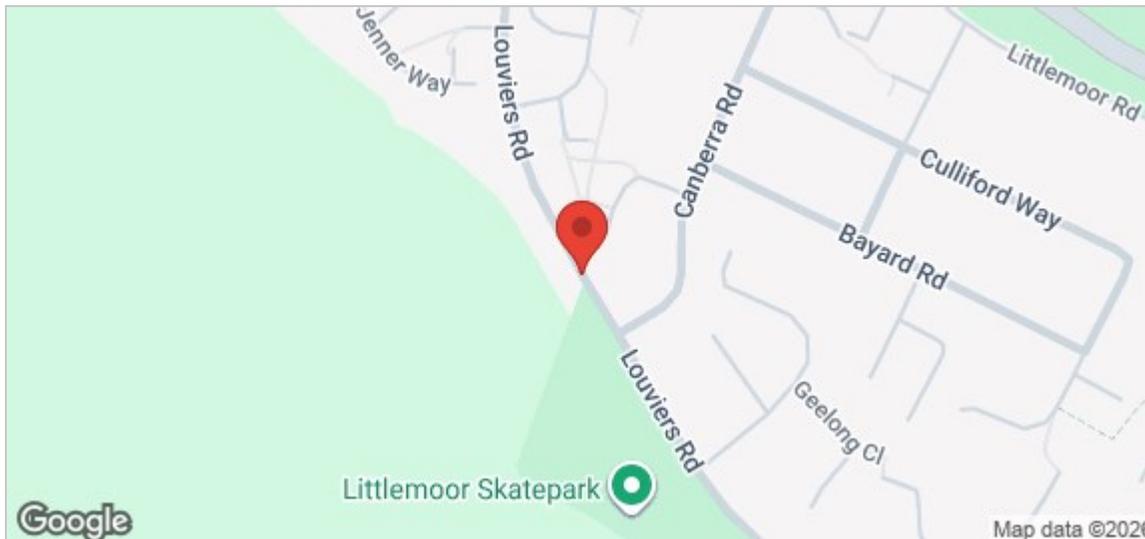
Kitchen
4'9" x 10'2" (1.45 x 3.1)

Bedroom One
9'11" x 11'8" (3.04 x 3.58)

Bedroom Two
8'2" x 7'5" (2.51 x 2.28)

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	