



## Willow Court, Melcombe Avenue

Greenhill, Weymouth DT4 7TF

- Second Floor Purpose Built Apartment (with Lift)
  - Two Double Bedrooms
  - Modern Kitchen / Dining Room
- Double Glazing & Gas Central Heating
- Well Tended Communal Gardens
- For Sale via Online Auction
- Spacious Lounge with Private Balcony
- Bathroom & En Suite Shower Room
- Allocated & Visitors Parking
- Walking Distance of Greenhill Beach & Lodmoor Country Park

**Asking Price £220,000 Leasehold - Share of Freehold**



## SUMMARY OF ACCOMMODATION

### APARTMENT

Entrance Hallway

Lounge

20'1" x 13'1"

Kitchen Area

5'11" x 11'

Dining Area

8'4" max x 11'2" max

Bedroom One

10'4" max x 26'3" max

En-Suite Shower Room

6'7" max x 10'2" max

Bedroom Two

12'10" x 10'8"

Bathroom

OUTSIDE

Communal Gardens

Allocated Parking

Visitors Parking

We are delighted to offer for sale via online auction this superb second-floor purpose-built apartment, situated just moments from Greenhill beach and gardens. Beautifully presented throughout, the property offers two double bedrooms, a spacious lounge with private balcony, kitchen/dining room, en-suite shower room, family bathroom, double glazing and electric central heating. The apartment also benefits from allocated parking, visitor parking and attractive communal gardens.

Accessed via a secure communal entrance with stairs to all floors, the apartment enjoys a bright and spacious open-plan living area with dual-aspect windows and French doors opening onto a private balcony with pleasant views across the surrounding area. The kitchen is fitted with a range of shaker-style wall and base units, an integral four-ring hob, double electric oven, concealed extractor fan and space for additional appliances.

Both bedrooms are generous doubles and tastefully decorated. The principal bedroom benefits from dual-aspect windows and an en-suite shower room. The modern bathroom comprises a WC, pedestal wash hand basin and panelled bath with shower mixer tap and complementary tiling.

Externally, the building is set within

well-maintained communal grounds and residents enjoy access to communal gardens, a drying area and bicycle store. The apartment has its own allocated parking space together with visitor parking.

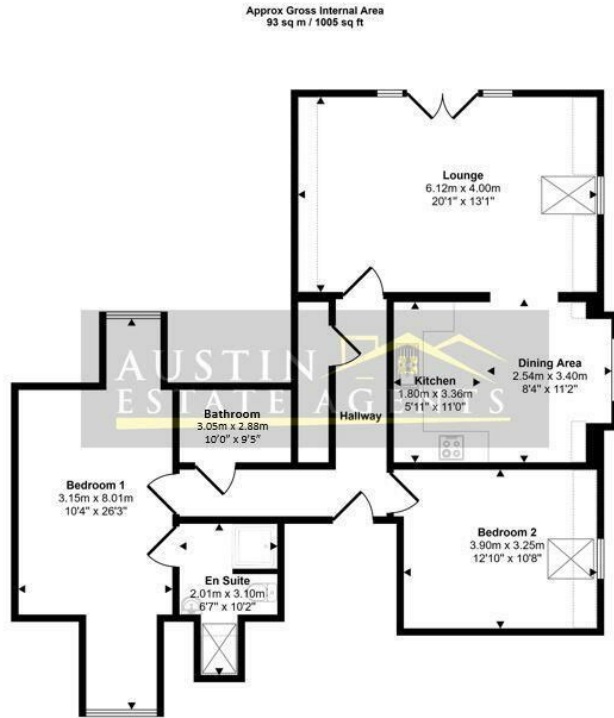
Greenhill beach and gardens are just a short stroll away, with Lodmoor Country Park nearby hosting events throughout the year. Weymouth town centre, with its range of shops, restaurants, bars, beaches and theatre, is also within easy walking distance.

For further information or to arrange a viewing, please contact Austin Estate Agents.

We are advised that the property benefits from a share of freehold with approximately 979 years remaining on the lease. The service charge is £1,080 per annum. Residential lettings are permitted.



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



Floorplan

Denotes head height below 1.5m.

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.

