

DIRECT



MOVES



## Preston Road

Preston, Weymouth DT3 6BG

- Spacious purpose built first floor apartment
  - Attractive upcycled kitchen
  - Two double bedrooms
- Newly installed gas combi boiler
  - 108 year lease
- Preston location on corner of Seven Acres Road.
  - Allocated parking space in car park to the rear
  - Stunning countryside and nearby coastal walks
    - New boiler and flooring throughout
  - Nearby country pubs, convenience store and post office

**Offers Over £150,000 Leasehold - Share of Freehold**



### Exterior/ Parking

The property includes an allocated parking space within a secure, residents-only car park. A communal entrance door leads into a shared entrance hallway. To the front of the building, residents can also enjoy a neatly maintained lawn, enclosed by a low level brick wall.

### Communal Entrance

Stairs rise to the first floor, where a communal front door provides access to Preston Road and the lawn, while a rear door allows access back into the car parking area. A front door provides access into the property.

### Entrance Hallway

Doors provide access to both bedrooms, the bathroom, and the living room. The space also features ceiling lighting and a loft hatch and benefits from recently installed flooring.

### Lounge/ Diner

14'1" x 10'5"

A front-aspect room featuring a double-glazed window, recently installed flooring, radiator, and power points, with an opening leading through to the kitchen.



### **Kitchen**

7'10" x 7'6"

Side aspect kitchen with a double glazed window, a range of eye level and base level units with work surfaces over, wall mounted boiler, power points, stainless steel sink with drainer, space for fridge/freezer, space for oven, and tiled flooring.

### **Bedroom One**

13'1" x 11'9"

A generously proportioned, rear aspect bedroom featuring a double glazed window, radiator, and power points.

### **Bedroom Two**

7'10" x 7'6"

Rear aspect bedroom with a double glazed window, radiator, ceiling lighting and power points.

### **Bathroom**

8'2" x 6'6"

Panel enclosed bath with overhead shower and glass screen, hand wash basin with stainless-steel taps, low level W/C, radiator, partial tiling and a storage cupboard.

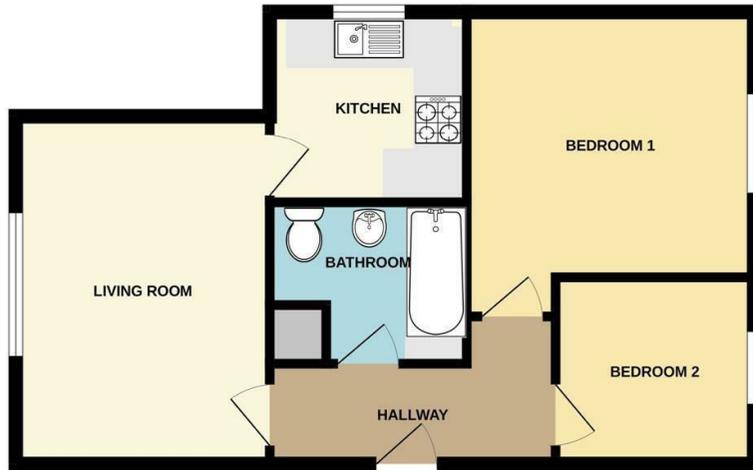
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Local Authority  
Council Tax Band **B**  
EPC Rating **C**

GROUND FLOOR



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 in search 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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