



## Flat 2, Belle Vue Court

Belle Vue Road | Rodwell | Weymouth | DT4 8SA

**Offers Over £230,000**

BEAUMONT  JONES

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Tucked in the sought after area of Bincleaves, minutes away from Nothe Gardens, Newton's Cove and Sandsfoot Beach is this well proportioned two bedroom Ground Floor apartment. The home features two bedrooms alongside spacious lounge/diner, contemporary kitchen and shower room. Externally, there is direct access to a patio space and communal gardens as well as a garage within a block.

- Ground Floor Apartment
- Moments From Nothe Gardens
- Modern Fitted Kitchen
- Two Bedrooms
- Garage in Block
- Direct Access to Patio and Communal Gardens
- Contemporary Shower Room
- Well Proportioned Throughout

## Full Description

From the garage area, the far right communal door leads to the block hallway with the flat to an initial left.

Inside, the hallway retains an initial receptive space with both bedrooms either side. Bedroom Two, to the left, overlooks the rear of the property. Opposite, Bedroom One is double room with built-in storage along the whole of the back wall offering abundant storage as well as further space for furnishings and





views over the communal gardens.

Adjacent is the lounge/diner which is excellently proportioned for a range of furnishings and enjoys a patio door as well as large window to the patio and communal gardens that blends the internal and external spaces for season versatility with a sense of space. At the end of the hall, neighbouring the lounge, is a stylish contemporary kitchen. The range of units allow for excellent variety of base level storage with extensive preparation space, too. There is an integral electric oven with microwave above and electric ceramic hob with extractor. There is a one and a half bowl stainless steel sink with mixer tap and spaces for washing machine, tumble dryer and fridge freezer.

Completing the rooms is a shower room, finished in sleek sleek pearlescent aqua boards with with large walk-in shower alongside separate toilet and basin. A double storage cupboard hosts the boiler in the centre of the home, accessible via the hallway.

Via the drive-in entrance, the garage is the second furthest and offers great additional storage. To the other side of the block, well maintained communal gardens offer a lovely space to sit out with patios divided by opaque glass barriers for privacy. The blocks enviable position between Bingleaves Road and Belle Vue Road allows for short walks to Nothe Fort and Gardens as well as access further to the



vibrant harbourside and town centre.

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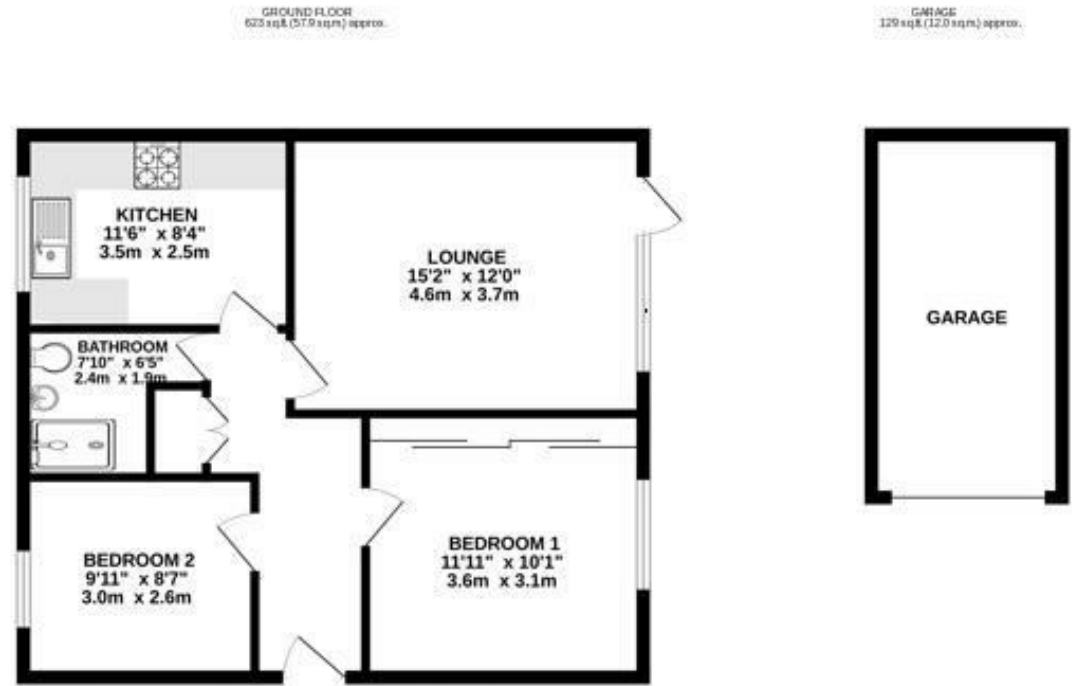
Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band C. Services: - Mains gas, electric & drainage.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**TOTAL FLOOR AREA: 752 sq ft (69.8 sq m) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurement 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 not be used as such for any prospective purchase. 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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*We value more than your property*

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