



Abbotsbury Road | Weymouth | Dorset | DT4 0AD

**£125,000**

BEAUMONT  JONES

**Abbotsbury Road | Weymouth**  
**Dorset | DT4 0AD**  
**£125,000**

Offered with no onward chain, we are pleased to offer a spacious two bedroom first floor flat within walking distance of the town centre. This perfect first time purchase offers a spacious living room with an attractive bay window, modern style kitchen and shower room. Viewing is highly recommended to be appreciated.

- Two Bedroom First Floor Flat
- Perfect First Time Purchase Flat
- Spacious Living Room
- Modern Style Kitchen & Shower Room
- Walking Distance of The Town Centre & Beach
- No Onward Chain

### Full Description

Entrance into the main building is via a side aspect communal door leading into a communal hall with stairs rising to all floors. 29A is located on the first floor, upon entering the flat you are welcomed by a spacious hall with an area for a washing machine and doors lead through to the accommodation. The spacious living room has large dual aspect windows one of which is an attractive sash bay window allowing lots of natural light flood the room. The modern style fitted kitchen comprises eye and base level units with work surfaces over, integral oven with inset four ring electric hob and an integrated fridge with a freezer



This spacious two bedroom flat would make an excellent first time purchase within walking distance of the town centre & beach.



compartment.

Bedroom one is a double offering a front aspect double glazed box bay window. Bedroom two is a single offering a rear aspect double glazed window, meter cupboard and a built-in cupboard housing the emersion heater. The shower room has a shower cubicle with a wall mounted shower system, low level WC and a wash hand basin.

Parking can be found on road within residential roads around the area.

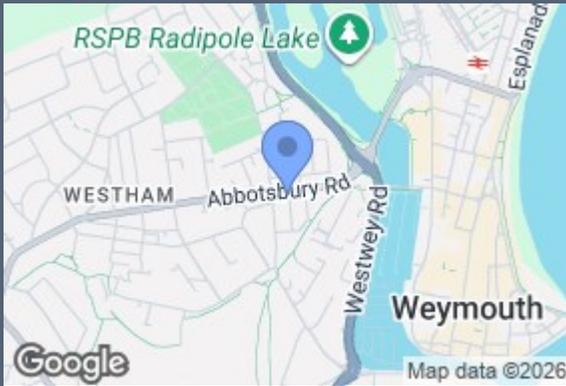
The property sits within walking distance of the town, harbour and local amenities including a supermarket.

Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band A.

Services: - Mains electric & drainage.

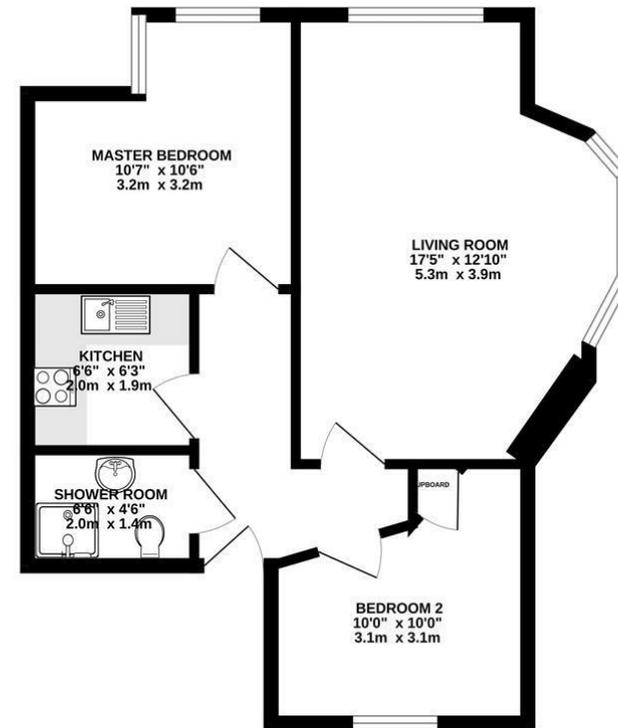
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	54
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

FIRST FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 496 sq.ft. (46.1 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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*We value more than your property*