Instinct Guides You

Stanton Court, Melcolmbe Av, Weymouth
£250,000

- Moments From Greenhill
- Lift To All Floors
- Ensuite
- Two Reception Rooms
- Allocated Parking
- Top Floor
- Loft Access
- Well Presented

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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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The Property Ombudsman

Situated on Melcombe Avenue, Stanton Court boasts this spacious two double bedroom top floor apartment offers generous living accommodation and a superb coastal location. Moments from Greenhill Beach, the property benefits from lift access to all floors, two reception rooms, ensuite, allocated parking and the use of a large loft. The position provides easy access to Weymouth's seafront, town centre, local shops and public transport links.

The apartment opens into a central hallway leading directly to the dining room, forming the heart of the home. This versatile space comfortably accommodates a dining table and furniture, ideal for both everyday use and entertaining. From here, access flows through to the lounge and kitchen, allowing for a connected yet defined layout between the main living areas.

The lounge is bright and inviting, featuring large windows that fill the room with natural light and offer pleasant views. The adjoining kitchen is well-equipped with an extensive range of wooden cabinets, tiled flooring and ample worktop space, complemented by built-in appliances and a practical layout suited to everyday cooking.

The property includes two comfortable bedrooms, both offering good proportions. The principal bedroom benefits from fitted wardrobes and an en-suite shower room with walk-in shower, WC and basin. The second bedroom provides flexibility as a guest room, study or additional sleeping space. A separate bathroom features a bath with overhead shower, WC and washbasin, finished in neutral tones.

Externally, Stanton Court presents attractive communal grounds and well-kept gardens which lead directly to Greenhill, including access to a delightful shared conservatory area. Allocated parking adds convenience, completing this appealing home by the coast.

Perfectly positioned close to Greenhill Beach and Weymouth's vibrant seafront amenities, this apartment combines space, comfort and coastal living in an excellent location.

Room Dimensions

Lounge 14'7" x 11'3" (4.45 x 3.44)

Dining Room 13'11" > 9'7" x 10'4" (4.25 > 2.94 x 3.15)

Kitchen 11'3" x 7'4" (3.44 x 2.24)

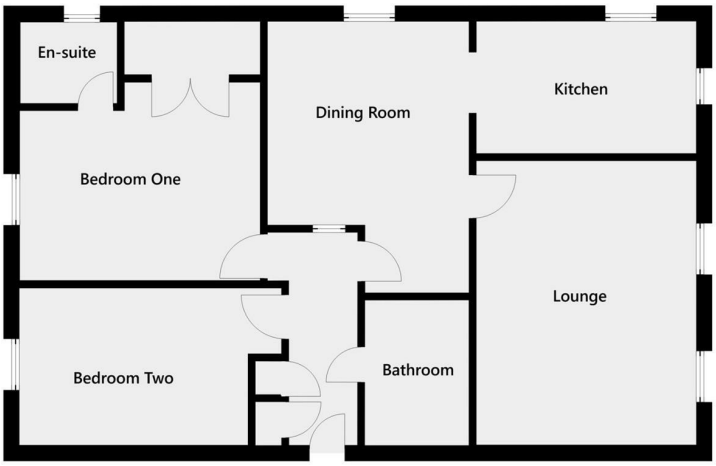
Bedroom One 13'0" x 10'2" max (3.97 x 3.1 max)

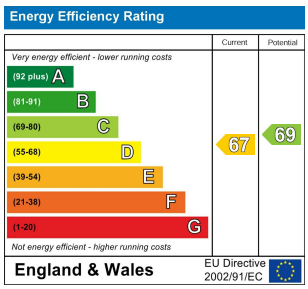
Bedroom Two 13'6" max x 8'0" (4.13 max x 2.46)

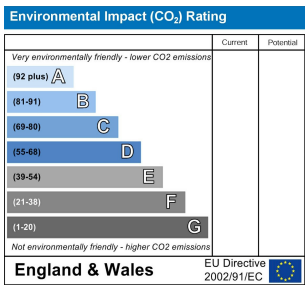
Lease & Maintenance Information

The vendor informs us that there is a share of freehold with a 999 year lease, service charge is £244 per month which includes the buildings insurance, no pets are permitted or holiday letting.

We recommend these details are checked by your solicitor before incurring any costs.







Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.