



Abbotsbury Road | Weymouth | Dorset | DT4 0JX

Offers In Excess Of £130,000

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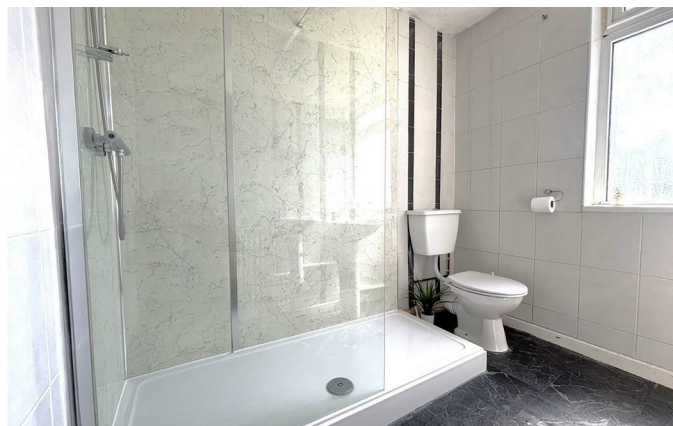
**Abbotsbury Road | Weymouth
Dorset | DT4 0JX
Offers In Excess Of £130,000**

A generously sized one-bedroom duplex apartment ideally located just a short distance from Weymouth town centre. This well presented home offers spacious and versatile living across two levels, featuring a bright and airy living area, a modern kitchen, and a comfortable double bedroom. Perfect for professionals or couples, the property combines convenience with a sense of privacy, all within easy reach of local shops, restaurants, and the seafront.

- Far Reaching Views Across Weymouth
- Generous Double Bedroom
- Substantial Modernized Kitchen
- Perfect Investment Property
- Close To Amenities
- Spacious Living Accomodation
- Modern Bathroom
- Offered With No Onward Chain
- Ideal For First Time Buyers
- Walking Distance Of Weymouth Town

Full Description
Accommodation

Entrance into the block is through the communal front door leading into the welcoming communal hallway. Access to the apartment is via a private door with stairs rising to the first floor where the apartment can be found. The entrance hall/ landing gives access to the main principle rooms. The modern kitchen/diner has a rear aspect double glazed window with far reaching views over



This one double bedroom first floor flat would make an excellent first-time purchase or downsize, boasting some far reaching views over Weymouth.



Weymouth, a range of eye and base level units, integral oven with gas hob and extractor fan over and space for a fridge freezer. The living room is a bright and airy room with a front aspect window, electric fire (gas available although currently disconnected) and ample space for living room furniture. The modern bathroom is tiled with walk in shower, hand wash basin, low level WC and a rear double glazed window.

Returning to the main entrance hall/ landing, stairs rise to the second floor where bedroom one can be found. Bedroom one is a generously sized double with a large rear aspect window, with outstanding, far reaching country side views over Weymouth. This room benefits from generous eaves storage.



The property sits within walking distance of the town, harbour and local amenities including a supermarket. The property is a short distance away from a bus stop and is serviced by two regular bus routes into the town center and other popular destinations.

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

Services: - Mains gas, electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the





property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

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

Offered with no onward chain, this is a must view apartment.

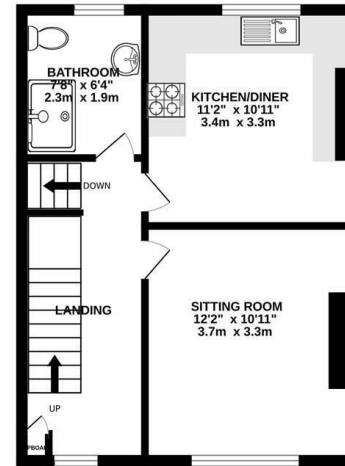


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

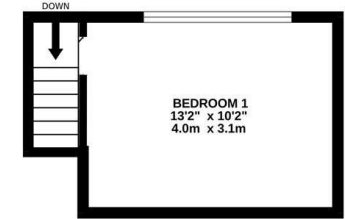
GROUND FLOOR
20 sq.m. (157 sq.ft.) approx.



1ST FLOOR
294 sq.m. (1062 sq.ft.) approx.



2ND FLOOR
150 sq.m. (1422 sq.ft.) approx.



TOTAL FLOOR AREA: 566 sq.ft. (52.6 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

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