



2 William Street | Weymouth | Dorset | DT4 7HF

Offers Over £80,000

BEAUMONT  JONES

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Offered with no onward chain, we are delighted to offer a top floor duplex flat located just moments away from the beach and Weymouth town centre. The flat offers good living space throughout including a living room, kitchen/breakfast room, double master bedroom and a shower room. The flat would make an excellent first time purchase/investment or a lock up and leave holiday home.

- One Double Bedroom
- Excellent Investment/First Time Purchase
- Moments Away From The Beach and Town Centre
- Offered with No Onward Chain
- Well Kept Communal Hallways
- Accommodation Spanning Two Levels

Full Description

Entrance into the building is via a front aspect secure communal door leading into a communal hallway with stairs rising to all floors and a door leading to the bin store. Flat 5 is located on the first floor with the entrance door leading into an entrance hall, currently set up as a great space to store coats and shoes, with stairs rising to the main principle rooms and a side aspect double glazed window. The stairs rise to the kitchen/breakfast room, offering base level units with space for a fridge freezer and oven, space and plumbing for a washing machine, breakfast bar with space for chairs, double glazed Velux Window and doors open to the remaining accommodation. The generously sized living room



Excellent investment/First time purchase.



offers a front aspect double glazed window, storage cupboard and wall mounted electric heater. The master bedroom is a comfortable double with a rear aspect double glazed window and a wall mounted electric heater. The shower room has partially tiled walls and comprises a low level WC, wash hand basin, shower cubicle with wall mounted power shower over and a double glazed Velux window.

Permit parking is permitted within streets nearby.

This property is perfectly positioned for convenient access to Weymouth's main beach and only a casual walk away from the town centre which has a good range of high street names and quirky boutiques, as well as pubs, restaurants and cafes. A stroll in the opposite direction along the seafront will take you to Bowleaze Cove with access to a shingle beach, beach café and water sport activities.

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

Services: Mains electric, electric heating & 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.

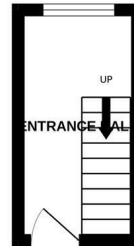
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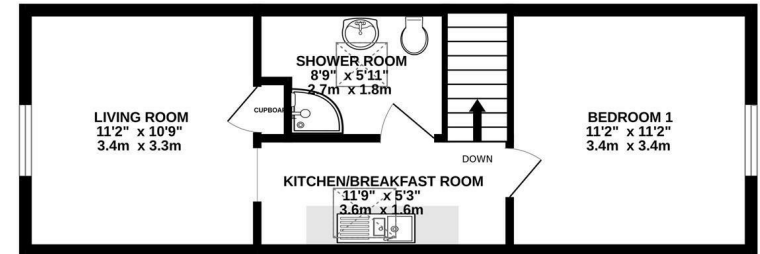
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

We value more than your property

FIRST FLOOR
59 sq.ft. (5.5 sq.m.) approx.



SECOND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 435 sq.ft. (40.4 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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