



Greenhill | | Weymouth | DT4 7AG

**Offers Over £350,000**

BEAUMONT  JONES

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Offers Over £350,000**

We are delighted to bring to the market this spacious two bedroom apartment. Beautifully presented throughout, with wonderful views out to sea and over towards Bowleaze Coveaway. Open plan living, balcony, two secure off road parking spaces and store unit makes this a must see.

- No Onward Chain
- Outstanding Sea Views
- Two Double Bedrooms
- Two Off Road Secure Parking Spaces With Lift Access
- Balcony With Sea Views
- Ensuite To Bedroom One
- Modern Open Plan Living
- Private Vestibule Entrance
- Walking Distance To Greenhill Beach
- Personal Storage Unit Included

### Full Description

#### Accommodation

Entrance to the modern development is via a few easy steps leading to the communal front door. There is a security intercom giving access to the well maintained hallways. This apartment is located on the first floor and accessed via lift or stairs, the front door opens to into a spacious entrance vestibule. The front door opens into a welcoming hallway. There are doors opening to all rooms and access to an airing cupboard and storage cupboard. The open-plan living/kitchen is a generous size space with elevated, far



The highly desired development of Olympia Heights sits proudly in Greenhill. Overlooking the pebbled beach with sea and coastal views beyond.



reaching sea views. Sliding doors lead out onto your private balcony where you can enjoy alfresco dining with views over towards Bowleaze Cove way. There is plenty of space for furniture including a large dining table. The kitchen offers a range of modern wall and base units with built-in appliances including; washing machine, dishwasher, fridge/freezer, oven and hob.

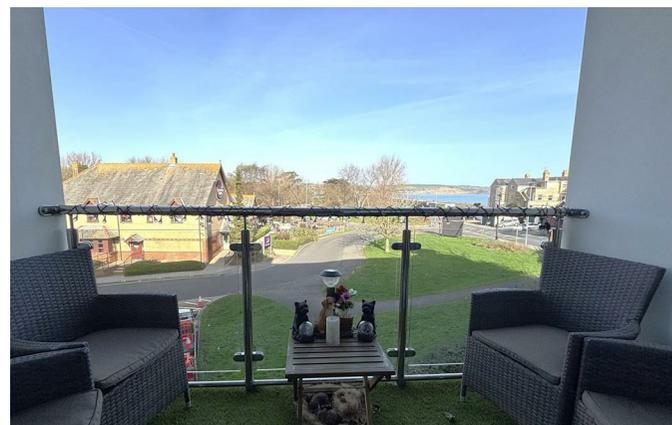
Bedroom one is a lovely size double bedroom with sea views and an ensuite. The ensuite offers a walking in shower cubicle, low level WC and hand wash basin. There is a built-in double wardrobe providing plenty of storage. Bedroom two is another excellent sized double bedroom with a built-in storage cupboard and far reaching sea views. The stylish spacious bathroom is fully tiled with a modern suite including; bath with shower overhead and glass shower screen, wash hand basin with vanity storage and concealed cistern WC.

#### Outside

This well thought-out development has secure gated access to undercroft parking. There are two easily accessible allocated parking spaces along with several visitors bays, with lift access directly from the garage to the building. The apartment benefits from its own secure storage unit and there is a secure communal bike store and communal washing line areas to the rear of the development. The communal gardens are well-kept with a large patio area & mature well-kept gardens laid to lawn.

#### Location

Directly across the road from this impressive development is Greenhill beach and Weymouth's seafront. A popular spot for access to the beach, sea and seafront walks. Highly desirable and perfectly positioned for convenient access to

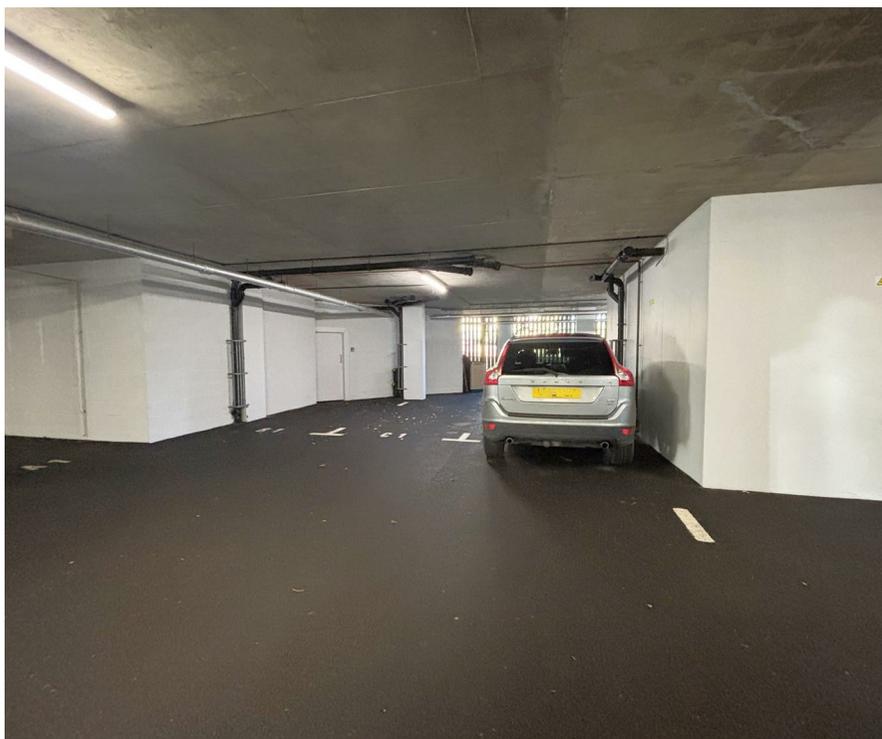


Weymouth's main beach and only a casual walk away from the town centre, which has a good range of shops and quirky boutiques in the adjacent lanes as well as pubs, restaurants and cafes. A stroll in the opposite direction along the seafront will take you to Bowleaze Cove with access to a shingle beach, beach cafe and watersport activities. From here there is easy access to the Southwest Coastal path to enjoy scenic walks along the Jurassic coast.

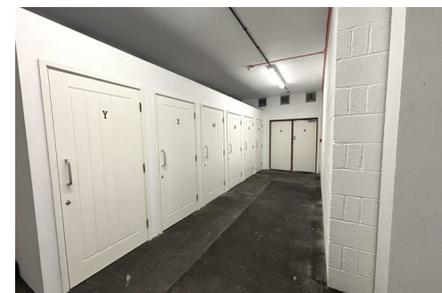
Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band D. Services: - Gas central heating (underfloor throughout). Mains electric & drainage. Service Charge includes Water Rates.

Disclaimer: - 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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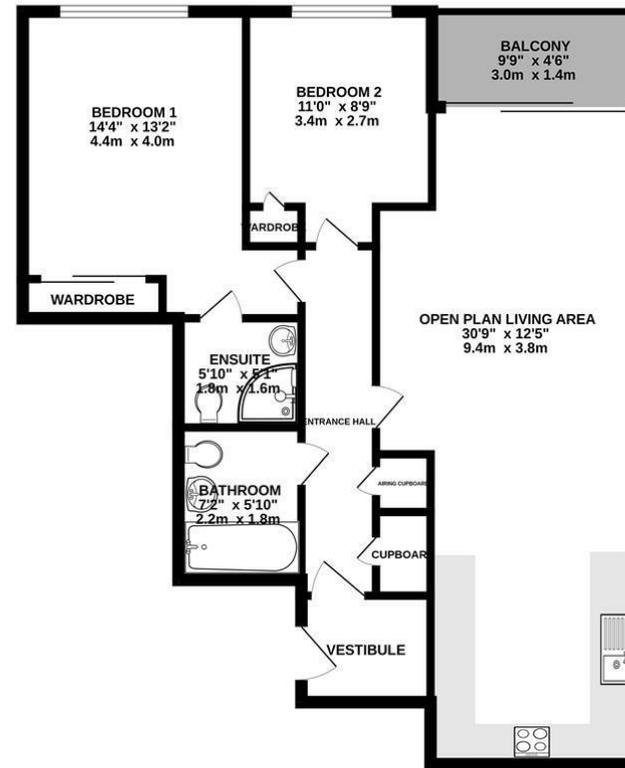
This is an ideal downsize for anyone looking for modern, coastal living. Sea views, two double bedrooms, open plan living and two secure off road parking spaces make this a must see.





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>		
(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	

FIRST FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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*