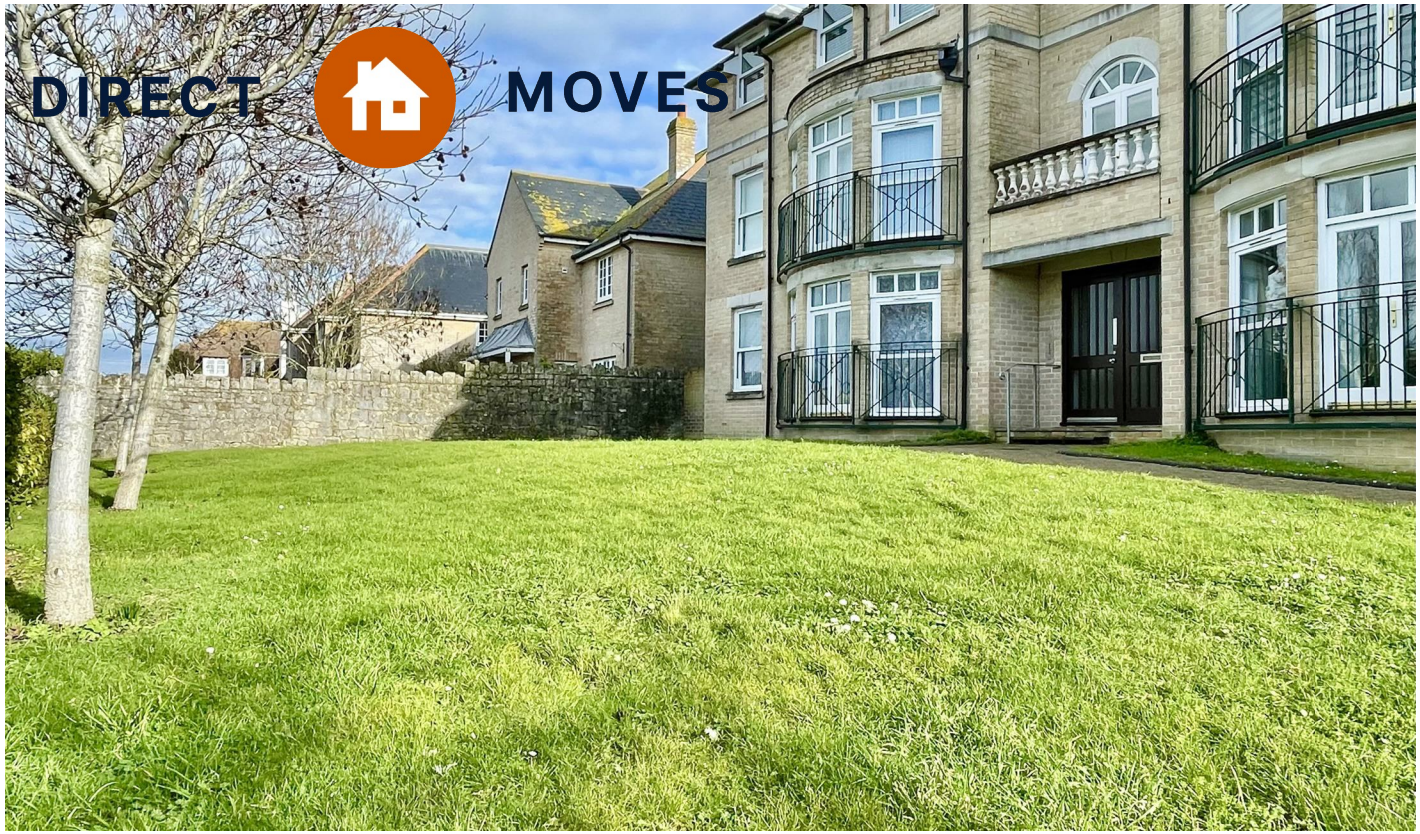


Stanton Court

Melcombe Avenue, Weymouth DT4 7TH

- Highly desirable Greenhill location
- Lift access to all floors
- Residents conservatory among communal grounds
- Rarely available with no upper chain
- Prestige, purpose built, top floor apartment
- Gated development with private allocated car park
- Moments from Weymouth Beach & Greenhill
- Service charge £2299.80 per annum

Offers Over £230,000 Leasehold - Share of Freehold

Gated Entrance

Attractive, code operated gates provide both pedestrian and vehicular access into Stanton Court's generous communal grounds and parking areas, a walkway with canopy above leads to the allocated parking and communal entrance door.

Entrance

A key and code operated communal front door provides access into the well-maintained communal hallway.

Communal Hall

Lift access and stairs rise to the second floor, where a bright and airy hallway leads to the flat entrance.

Entrance Hallway

An open and airy entrance hall with access, via drop down ladder into the large boarded loft with lighting, ceiling coving, two storage cupboards, one housing the boiler (service 27/2/25), a cupboard housing the electric meter, an internal window into the dining room, and doors leading into…

Bedroom Two
13'9" x 8'6"
A rear aspect double bedroom with a double glazed sash window overlooking Stanton Court's attractive courtyard and parking areas, a wall-mounted radiator, fitted wardrobes, and ceiling coving.

Bedroom One
13'5" x 10'5"
A rear-aspect double bedroom with a double-glazed sash window overlooking the courtyard and parking, a wall-mounted radiator, and large built-in wardrobes with shelving and hanging rails. A door provides access into the…

En-Suite
6'10" x 4'7"
A side-aspect, partially tiled ensuite with an obscured double-glazed window and double-glazed Velux, a corner shower with handheld attachment, low-level WC, hand wash basin with stainless taps, and a radiator.

Dining Room
14'5" x 10'9"
A spacious side-aspect room with a double-glazed sash window, ceiling coving, dado rails, a wall-mounted radiator, and an internal window into the hallway. The room flows seamlessly into the kitchen via an archway opening.

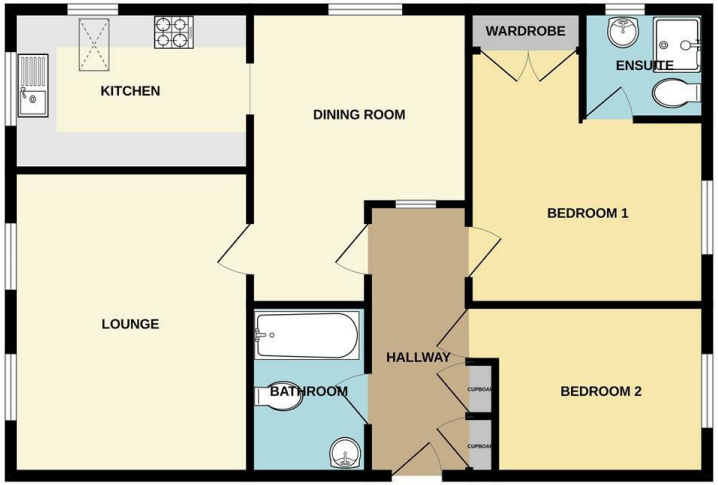
Kitchen
11'9" x 7'10"
A dual front- and side-aspect kitchen featuring double-glazed windows and a double-glazed Velux. A range of eye- and base-level units feature an incorporated dishwasher, under-counter fridge, under-counter freezer, space for a washer dryer, and a built-in oven with foreign gas hob and extractor above. The space is partially tiled. Stainless 1.5 sink with mixer tap.

Living Room
15'1" x 11'9"
Another light and airy front-aspect room with two double-glazed sash windows providing natural light, ceiling coving, dado rails, and a wall-mounted radiator.

Disclaimer
Direct Moves Estate Agents make no representations or warranties regarding the accuracy, completeness, or reliability of the property details provided. These details are for informational purposes only and should not be relied upon in any way. The information is not intended to form part of any contract and does not constitute an offer or guarantee by Direct Moves.

Local Authority
Council Tax Band **D**
EPC Rating

GROUND FLOOR



STANTON COURT, MELCOMBE AVENUE

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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