



Flat 3, 35 Avenue Road, Weymouth – DT4 7JH
£185,000

Flat 3

35 Avenue Road, Weymouth

Bright first floor two bedroom apartment, decorated to a high standard. This property is perfect for either first time buyers or as an investment opportunity. Having a record for being a successful holiday let, the property boasts a sea-side location, two large double bedrooms, off road parking and a communal garden.

Council Tax band: TBD

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Offered with no forward chain
- 900+ year lease
- A stones's throw to Weymouth Beach
- Perfect for first time buyers or holiday let investments
- Large bay windows
- Generously proportioned living room and dining area
- Modern kitchen units with integrated appliances
- Two spacious double bedrooms
- Allocated parking space on a shared residents driveway
- Low-maintenance communal garden
- Perfectly positioned for local amenities and access to transport links





Kitchen / diner

Upon entering the apartment via a newly installed fire door, you're welcomed into a bright kitchen/breakfast room situated at the rear of the property. This well-appointed space features a double-glazed window overlooking the communal garden, a range of eye- and base-level units with complementary work surfaces, and spaces for a washing machine and oven. An integrated fridge freezer, hob with extractor hood, and partial wall tiling complete the functional design. Ceiling lighting and a wall-mounted electric radiator provide comfort and practicality. Doors lead to the lounge and inner hallway.

Bedroom 1

Located at the rear, this spacious master bedroom benefits from a double-glazed window overlooking the communal garden. Currently accommodating a king-size bed, the room also features a wall-mounted electric radiator and ceiling lighting.

Bedroom 2

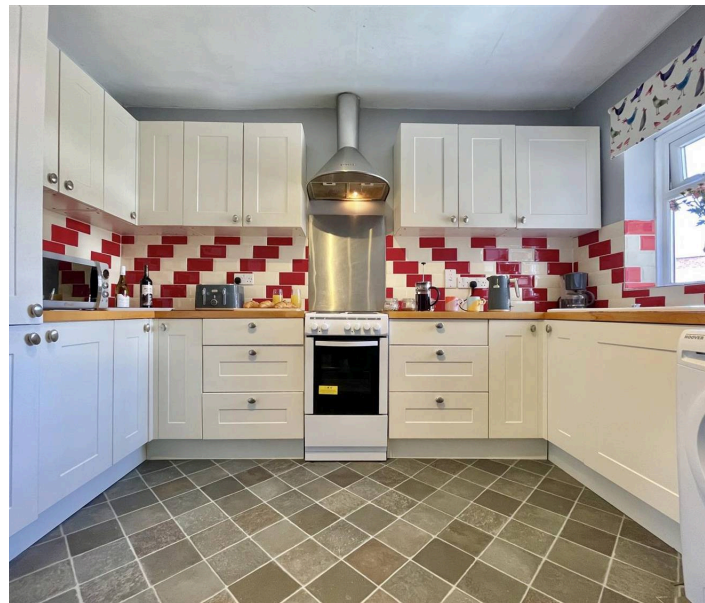
This front-facing double bedroom offers a large double-glazed window, ceiling lighting, a wall-mounted electric radiator, and a built-in cupboard housing the fuse board.

Lounge

A spacious front-aspect lounge with a large double-glazed bay window allows for plenty of natural light, making it an ideal area for both relaxation and dining. Features include ceiling lighting, a wall-mounted electric radiator, BT and TV points. A door leads through to Bedroom Two.

Shower room

Modern and fully tiled, the shower room includes a corner shower cubicle with sliding doors, a pedestal wash hand basin, and a high-level WC. Additional features include a heated towel rail and an extractor fan.



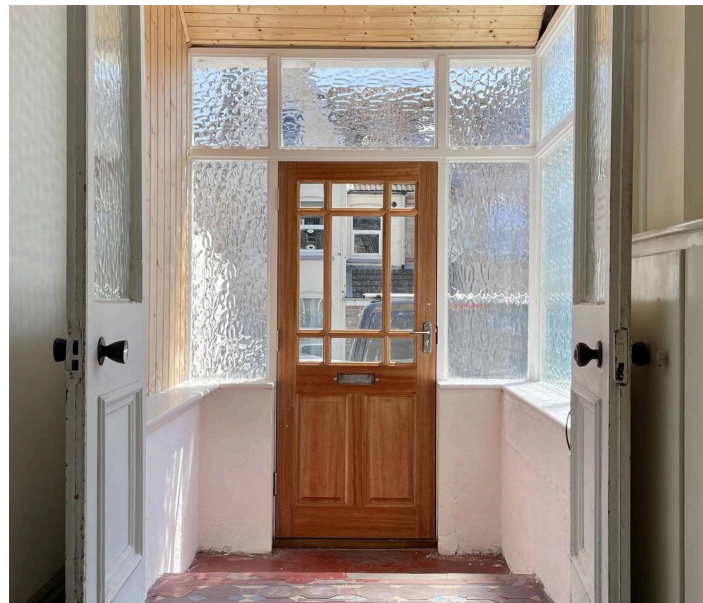


GARDEN

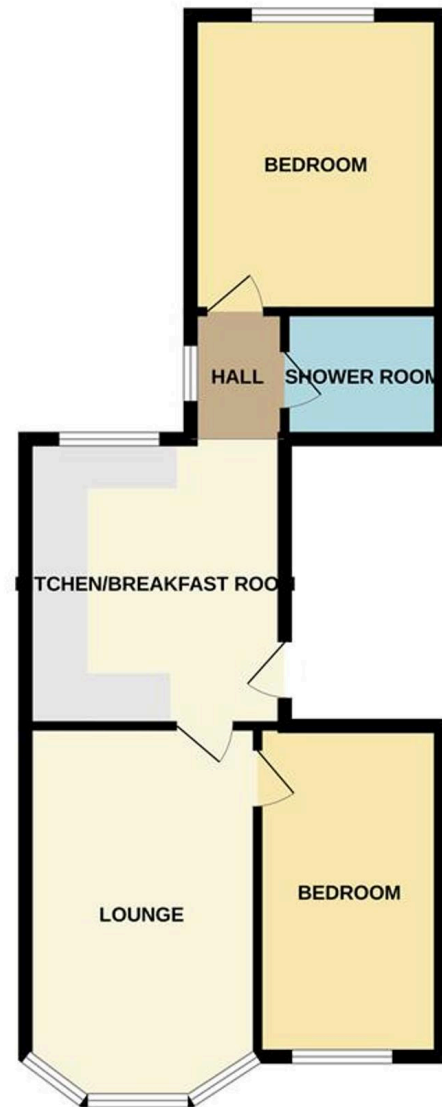
Communal rear garden, fully enclosed with fencing, offering shared access for residents Additional shed space and washing line area

ALLOCATED PARKING

1 Parking Space



GROUND FLOOR



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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