



St. Georges Avenue | Lodmoor | Weymouth | DT4 7TU

**£245,000**

BEAUMONT  JONES

**St. Georges Avenue | Lodmoor  
Weymouth | DT4 7TU  
£245,000**

We are delighted to bring to the market this spacious first floor apartment set in a popular residential area. Located in a small development of just six apartments over two blocks and sat within lovely communal gardens, this modern apartment would make an ideal downsizer. Location close to Greenhill, yet in the convenient position of Lodmoor with excellent bus services and shops nearby. Complete with generous balcony offering views over the well-kept communal gardens and allocated off-road parking.

- Spacious & Modern First Floor Apartment
- Set in Lodmoor & Moments from Greenhill
- Two Double Bedrooms (Master En-suite)
- Spacious Balcony overlooking the Communal Gardens
- Allocated Off-Road Parking & Visitors Parking
- Located Close to an Excellent Bus Route & Shops

**Full Description**

**Accommodation**

Entrance to the development is via a security intercom into a well kept communal hallway, stairs gently rise to the first floor and front door which opens into the apartment. The welcoming hallway is a good size with double doors opening into the living/dining room. This inviting room is an excellent size offering plenty of space for furniture. There is a side aspect window and sliding glazed doors opening onto the balcony. Returning to the hallway, a doorway leads into the kitchen/breakfast room. There is a rear aspect window and kitchen comprising of a range of wall and base units providing ample storage. There is a built-in dishwasher, washing machine, oven and hob along with a double stainless steel sink and drainer. There is also space for a small breakfast table. The hallway leads down to the bedrooms and main shower room along with access to a useful storage cupboard and separate airing cupboard.



Spacious first floor apartment set in a small development overlooking lovely communal gardens



The master bedroom is an excellent size double bedroom with built-in double wardrobe and side aspect window. The modern en-suite offers a large shower cubicle, concealed cistern WC and wash hand basin. Bedroom two is a generous sized double bedroom with views over the communal gardens. This would make an excellent guest room as well as offering space for a study area. The main shower room is modern with large walk-in shower, concealed cistern WC and wash hand basin.

#### Outside

The generous sized balcony is accessed via sliding doors, two of the three panels slide to fully open up this lovely space. The balcony offers plenty of space for a table and chairs whilst overlooking the mature gardens. Access to Woodland Grange is via St. Georges Road, there is one allocated parking space and several visitors parking spaces. This pretty development offers lovely communal gardens which are mainly laid to lawn, there are some mature trees & shrubs which screen the development offering a private setting. There is a communal washing line and area for bikes, along with the communal bin store, this development is extremely well-kept and immaculately presented.

#### Location

Located within the popular location of Lodmoor and close to Greenhill this apartment is moments from the renowned sandy beaches of Weymouth Bay and is a short stroll to the town centre, offering a good variety of shops, restaurants and cafes. Amenities can be found on the main Dorchester Road at Lodmoor Hill. This includes a Tesco Express, Post Office and Bakery. There is also an excellent main bus route into both Weymouth & Dorchester.

Rating Authority Dorset (Weymouth & Portland) Council. Council Tax Band D. Services Gas central heating. Mains 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.

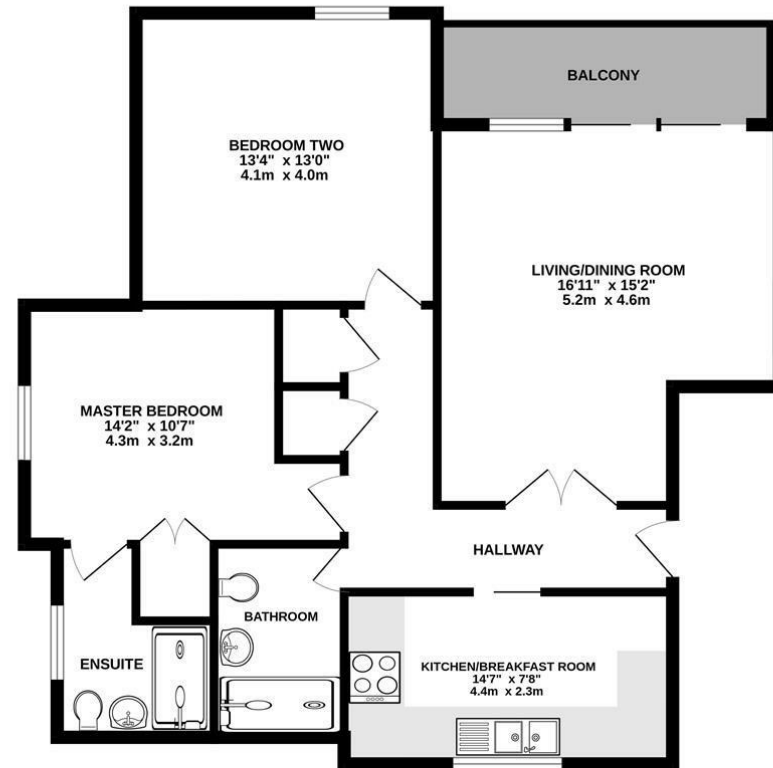
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	<b>68</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

1ST FLOOR  
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA: 869 sq.ft. (80.7 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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33 St Thomas Street  
Weymouth  
Dorset  
DT4 8EJ  
01305 787434  
sales@beaumontjones.co.uk  
www.beaumontjones.co.uk

*We value more than your property*