

**DIRECT**



**MOVES**



## **Stavordale Road** , Weymouth DT4 0AF

- Harbour views
- Short stroll to Weymouth town centre
- Over 55's
- Service Charge £3,460 & Ground Rent £360.00
- Lift access
- No onward chain
- Genrous communal facilities

**Offers Over £75,000 Leasehold**



### Entrance

Access via a secure communal door with entry phone and fob system which leads to a shared hallway. Stairs rise to the second floor, where the private apartment door opens into the hallway.

### Hallway

Features hanging ceiling lights, storage heater, entry phone system, power points and a spacious storage cupboard housing shelving, water tank and the fuse board, doors leading to:

### Lounge

13'5" x 13'1"

A bright rear aspect room with double glazed window, storage heater, wall mounted lights, TV point and power points. Open-plan layout leading into:

### Kitchen

9'2" x 3'11"

Fitted kitchen with a range of eye and base level units with work surfaces over, stainless steel sink with drainer, extractor fan, partial wall tiling along with ceiling mounted strip light.



## Bedroom

13'5" x 8'6"

A side aspect room filled with natural light featuring a double glazed window offering fantastic views over Weymouth and the harbour, includes wall mounted lights, storage heater and power points.

## Shower Room

6'2" x 5'2"

Partially tiled throughout and equipped with a large walk in shower with a low level entry door, pedestal wash wash basin, low level WC, electric heater and wall mounted lighting.

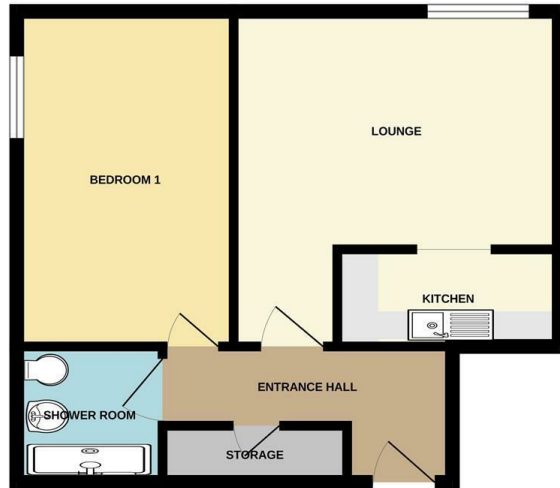
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Local Authority  
Council Tax Band **A**  
EPC Rating **B**

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any mis-omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is to their operation is intended on the part of the agent.  
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