



Instinct Guides You



Kirtleton Avenue, Weymouth £200,000

- Ground Floor
- Underground Parking
- Courtyard
- Modern Open-Plan Living
- Immaculately Presented Throughout
- Close To Amenities



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Situated on Kirtleton Avenue in Weymouth, this GROUND FLOOR apartment offers modern OPEN PLAN living, two bedrooms, a communal COURTYARD and underground PARKING. The property is conveniently positioned close to local amenities and within easy reach of Weymouth town centre and SEAFRONT.

The property is entered into a central hallway, providing access to the principal rooms and creating a practical separation between the living and bedroom areas. The impressive open plan kitchen and living room forms the heart of the home, with wood effect flooring, contemporary fitted cabinetry and ample worktop space. There is plenty of room for both seating and dining, while windows and glazed doors provide good natural light and direct access to the communal courtyard.

Bedroom one is a well proportioned room with a window overlooking the front of the property, while bedroom two is positioned alongside the bathroom and benefits from its own window. The bathroom is fitted with a bath, wash basin and WC, with tiled walls and flooring.

Outside, the communal courtyard provides a useful area for sitting and entertaining, with paved and planted sections adding to the appeal. The property also benefits from underground parking, providing secure and convenient vehicle storage.

Overall, this well presented apartment combines practical accommodation with contemporary open plan living and valuable outside space, all in a convenient Weymouth location.

Kitchen/Lounge/Dining Room 18'2" x 13'11" (5.56 x 4.26)

Bedroom One 10'10" x 10'4" (3.32 x 3.16)

Bedroom Two 10'5" x 7'0" (3.2 x 2.14)

Bathroom 6'10" x 6'6" (2.09 x 1.99)

Lease & Maintenance Information

The vendor informs us the property has a 125 year lease with a ground rent payable of £125 per annum, a service charge of approx £1419 per annum, and an additional £459 per annum for building insurance. Pets are permitted upon request and holiday lettings are not permitted.

We recommend these details are checked by a solicitor before incurring costs.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.