



Dorchester Road | Upwey | Weymouth | DT3 5FN

Offers Over £170,000

BEAUMONT  JONES

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Offered with no onward chain, we are delighted to offer a well-presented two double bedroom first floor apartment within a modern purpose built block located in the popular location of Upwey. This fantastic first time purchase/downsize to apartment living boasts a spacious open-plan living area with a modern style fitted kitchen and some integrated appliances, en-suite to the master bedroom plus main bathroom, built-in storage, allocated parking and a communal rear garden. The apartment has just been decorated throughout including new carpets, viewing is highly recommended to be appreciated.

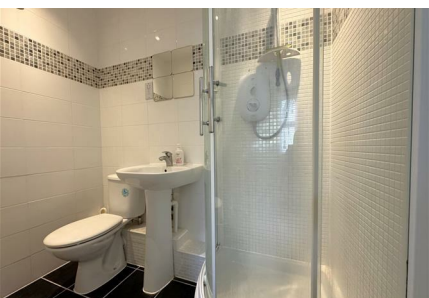
- Two Double Bedroom First Floor Apartment
- Modern Purpose Built Block
- Communal Rear Garden
- Decorated Throughout & New Carpets
- Located In Upwey
- Well-Presented Throughout
- Allocated Parking
- En-Suite To The Master Bedroom Plus Main Bathroom
- Open-Plan Living Area
- No Onward Chain

Full Description

Entrance into the block is via a secure communal door leading into a well-presented communal hallway with stairs rising to all floors, apartment 6 is located on the first floor. Upon entering the property you are welcomed by a spacious hall with built-in storage cupboards, wall mounted telephone entry system, wall mounted meter cupboard and doors lead through to all accommodation. The spacious, light and airy open-plan living area has a modern style fitted kitchen comprising eye and base level units with work surfaces over, integral oven with inset four ring gas hob and extractor hood over, integrated fridge/freezer and dishwasher, space and



This well-presented two double bedroom apartment is offered with no onward chain and would make an excellent first time purchase/downsize to apartment living.



plumbing for a washing machine, kitchen unit houses the gas combi boiler, tiled flooring separates the living room and space for a dining table and chairs. The living area has plenty of space for furniture and two front aspect double glazed windows.

The master bedroom is a generous sized double offering a rear aspect double glazed window overlooking the communal garden and a door leads through to the shower en-suite. The modern suite consists of a shower cubicle, low level WC, wash hand basin and fully tiled walls and flooring. Bedroom two is a further generous sized double with a rear aspect double glazed window overlooking the communal garden. The main bathroom has a modern suite comprising a panel enclosed bath, wash hand basin, low level WC, side aspect double glazed window and fully tiled walls and flooring.

Outside offers access to a communal rear garden laid to lawn with planted shrubs and trees. Communal bin store, bike store and allocated parking for one car plus visitors parking.

The property is situated in Upwey, the outskirts of the coastal resort of Weymouth. There are a good range amenities close by including a petrol station/Marks and Spencer convenience store, Three supermarkets including Sainsbury's, a Sports Centre and Public House all of which are within easy access. There are both primary and secondary schools close by at Redlands. Weymouth town centre can be found approximately 2 miles to the south and there are regular bus routes to Weymouth & Dorchester.

Lease & Maintenance Information - The vendor informs us the property has a remaining lease length of 106 years. Ground Rent is fixed at charged at £150 per annum and a



yearly maintenance charge of £2,290.85. Pets are considered upon request. We recommend these details are checked by a solicitor before incurring costs.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band B. Services: - Mains gas, 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.

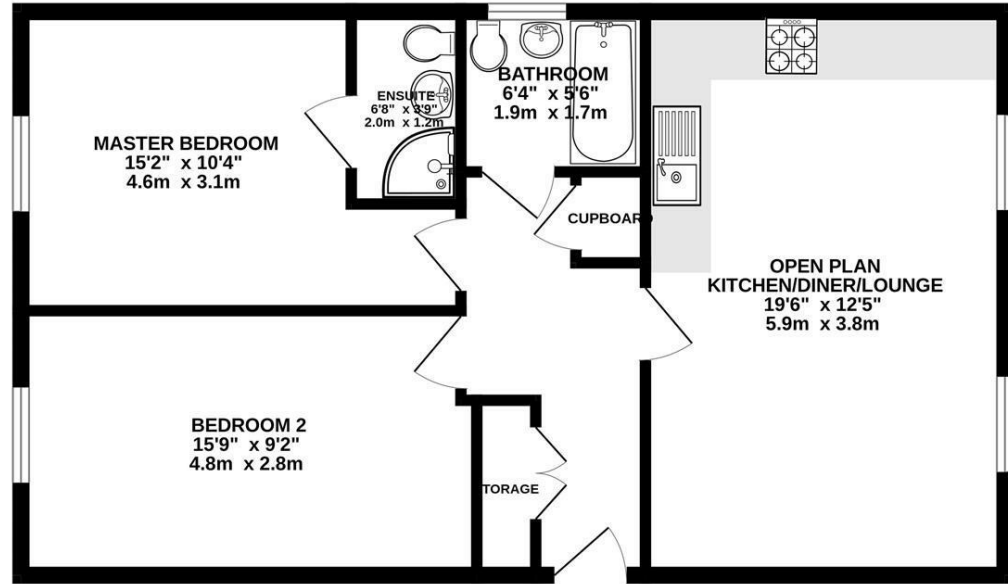
Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

Located within the popular location of Upwey with great transport links.



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

FIRST FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 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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We value more than your property

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