



Azure | 56 Preston Road | Preston | Weymouth | DT3 6GG

£400,000

BEAUMONT  JONES

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Azure is an exclusive development of luxury apartments with contemporary and modern communal areas, set back off Preston Road. With lift access to all floors, this spacious apartment is located on the first floor offering an open-plan living area with direct access onto the private rear garden. Two double bedrooms with master en-suite plus main bathroom, reception hallway, internal residents store, external bin and bike store, allocated off road parking, visitors spaces and side access to the generously sized owned rear garden. Viewing is a must to be appreciated.

- Azure, An Exclusive Development Located In Preston
- Stylishly Presented to a High Standard
- Underfloor Heating Throughout
- Master En-Suite Plus Main Bathroom
- Owned Generously Sized Private Garden
- Spacious Open Plan Living Area with Sliding Doors onto The Patio Area
- Internal Lift Access To All Floors
- Allocated Off Road Parking with Visitors Spaces

Full Description

Entrance into the block is via a intercom secured front aspect double glazed composite communal door leading into a beautiful communal hallway with glass balustrade stair case, elegant hanging ceiling lights, access into the residents store with allocated area for each apartment and lift rising to all floors. The apartment is located on the first floor offering herringbone flooring flowing through the living accommodation, with an open-plan living area benefitting from a rear aspect double glazed composite patio doors leading out onto a private terrace. The modern fitted kitchen offers eye and base level units with Quartz worktops over and integrated appliances including a fridge/freezer,



This luxury apartment enjoys a large private patio area with further raised garden for own use.

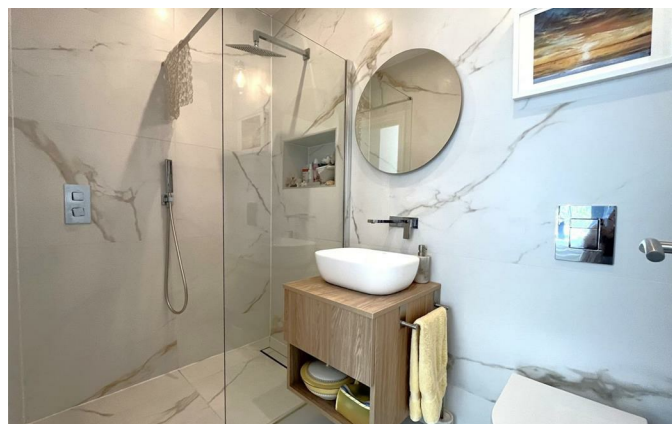


washer/dryer, slimline dishwasher, Bosch oven with four ring induction hob and extractor hood over, free standing centre island creating further work top space and splashback tiles around. The living/dining area is a lovely and bright space with an abundance of light flooding through the rear aspect double glazed window and double glazed composite sliding doors. Access directly onto the private patio is via the composite sliding door.

Returning to the hallway there is a storage cupboard housing the immersion tank and panel for the air source heat pump, doors lead through to the remaining accommodation. The master bedroom is a generous double with ample space for bedroom furniture, double glazed composite sliding doors opening directly onto the private patio area and a further door opens into the contemporary En-Suite. The En-Suite has beautifully tiled flooring and walls with a suite comprising of a walk in shower with glass screen attached, wall mounted shower, waterfall attachment over head, low level WC with concealed cistern, wash hand basin and a heated towel rail. Bedroom two is a further double with a front aspect double glazed window and plenty of space for bedroom furniture. The family bathroom is beautifully presented with stylish floor and wall tiles, panelling, light up LED mirror, inset storage, freestanding bath with wall mounted shower, low level WC with concealed cistern, wash hand basin and a heated towel rail.

Outside:

There is a large beautiful private rear garden for the apartments own use. The laid to patio area is the perfect space for multiple table and chairs to enjoy the sunshine, externally there is a water supply, power point, further space for additional storage, air source heat pump and steps rise to a further laid to artificial grass area. There are mature shrubs, pretty flowers and hedgerows bordering this lovely garden. Side access leads to the front of the block. The



forecourt to the front of the property offers allocated parking spaces for one car to each apartment with visitors spaces available. There is a large communal bin and bike store for residence use only.

The property is located within the prestigious location of Preston. Preston represents one of the most sought-after residential areas of Weymouth and is well served by local amenities at nearby Chalbury Corner with its delicatessen, pharmacy and doctors' surgery. Closer at hand is the local florist, post office and convenience store on the corner of Preston Beach Road which is a short stroll away. There are well-regarded cafes on the beach edge at Overcombe in addition to beautiful walks at the nearby Nature Reserve and Jurassic coastal paths. There is a regular bus service close by serving Weymouth town centre.

Rating Authority: Dorset (Weymouth & Portland) Council.
Council Tax Band D.

Services: Heat Source Pump, Mains electric & drainage.
Vendor informs us that approximate utility costs per month is around £56.00 per calendar month.

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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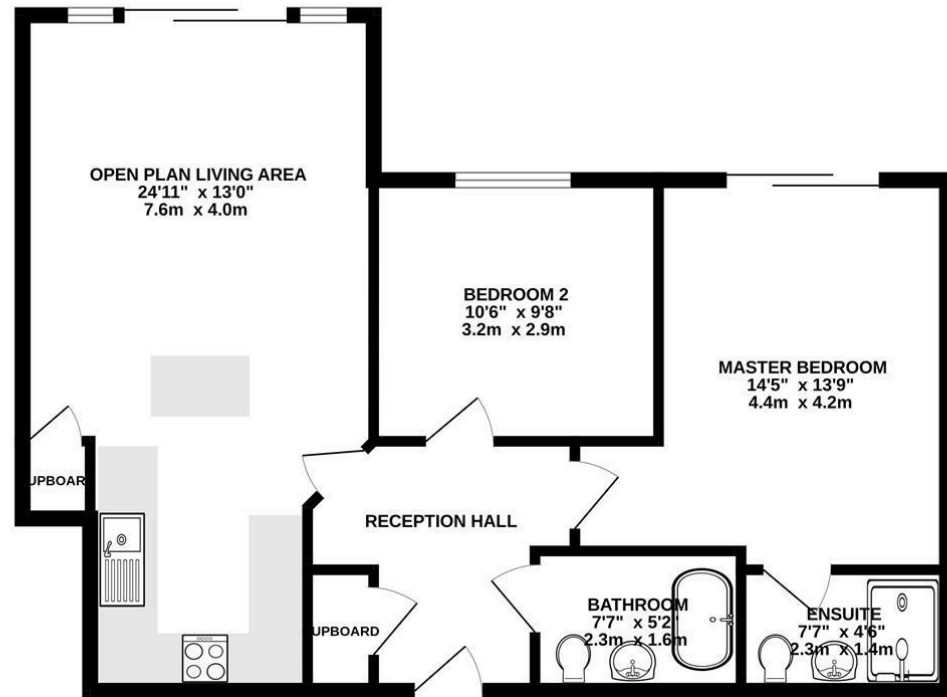
Valid ICW warranty
with 6 years
remaining.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

FIRST FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.7 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

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