



Flat 2 White Court

Kirtleton Avenue | Weymouth | Dorset | DT4 7PS

Offers Over £100,000

BEAUMONT  JONES

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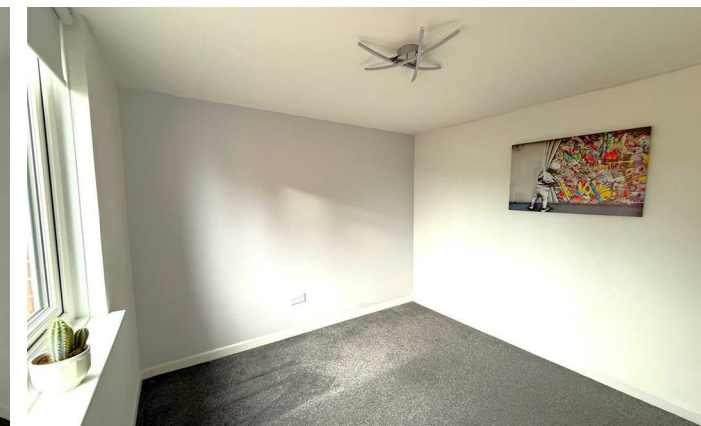
Offered for sale with no forward chain, this one bedroom first floor flat would make an ideal investment or first-time purchase. Light and well-presented throughout, accommodation includes; hallway, living room, kitchen/breakfast room, double bedroom and modern bathroom. There is allocated off-road parking for one car.

- Well Presented First Floor Flat
- Modern Separate Kitchen
- Ideal First Time Buy/Investment
- Allocated Off-Road Parking
- Close to Weymouth Beach/Town Centre
- Close to Excellent Local Amenities

Full Description

Accommodation

This light flat offers an excellent first time buy or investment opportunity. Entrance to the property is via a security intercom system into the communal hallway, stairs rise to the first floor and front door accessing the apartment. The hallway offers access into the following rooms. The kitchen with side aspect window offers ample modern white gloss units and worktop space, there is space and plumbing for a washing machine, undercounter fridge/freezer, built-in oven and hob. Doorway from the kitchen leads into the living room, a light room and a comfortable size. Returning to the hallway, the bedroom is a



Well-Presented
One Bedroom First
Floor Flat, Close to
Weymouth Town
Centre & Beach
with Allocated Off-
Road Parking.



good sized double bedroom with quiet side aspect. The adjacent bathroom is a light room with neutral white suite including; bath, shower overhead, low level WC and pedestal wash hand basin.

Outside

Set in well kept grounds there is an allocated off-road parking space for one car.

Location

Located close to the sought after area of Greenhill this apartment is minutes 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 a main bus route into both Weymouth & Dorchester.

Rating Authority Dorset (Weymouth & Portland) Council.
Council Tax Band A. Mains electric, electric heating & mains drainage.

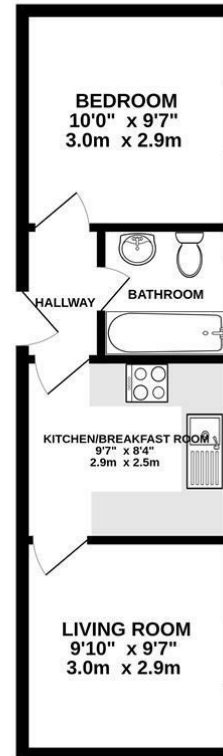
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

FIRST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA: 328 sq.ft. (30.5 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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