Wellington Court

Barrack Road, Weymouth DT4 8UA

- Grade II Listed First Floor Apartment with Private Entrance
- Fitted Kitchen
- Bathroom with Bath & Separate Shower Cubicle
- Close to Nothe Gardens, Newtons Cove & Old Harbour
- Spacious Lounge / Diner
- One Double Bedroom
- Allocated Parking
- No Onward Chain

Asking Price £150,000 Leasehold

SUMMARY OF ACCOMMODATION

APARTMENT

GROUND FLOOR

Entrance Hallway

FIRST FLOOR

Landing Area

Lounge / Diner

12'7" max x 19'9" max

Kitchen

7'9" max x 9'1" max

Bedroom One

8'8" max x 9'6" plus recess

Bathroom

6'4" max x 9'5" max

OUTSIDE

Allocated Parking Space

We are delighted to bring to the market this wonderful opportunity to purchase a spacious and well-presented one-bedroom, Grade II Listed apartment, ideally positioned close to Nothe Gardens, Newtons Cove and Weymouth's picturesque old harbour. The property further benefits from a private allocated parking space and occupies a unique and highly sought-after location. The property comes to the market with no onward chain.

The apartment enjoys its own private entrance door leading to a lobby area, with stairs rising to the first floor. The lounge/diner is generously proportioned and filled with natural light, from two sash windows offering attractive views over the surrounding area. The kitchen is fitted with a range of eye-level and base units, colour-coordinated work surfaces, integral hob, oven and extractor as well as space for additional domestic appliances. A large glazed window provides delightful views towards Nothe Gardens.

An inner lobby provides access to the bedroom, bathroom and storage cupboard. The bedroom is situated to the front of the property and benefits from a large glazed window allowing excellent natural light. The bathroom comprises a low-level WC, wash hand basin, bath, and separate double shower cubicle, complemented by tiled surrounds and a glazed window to the side aspect.

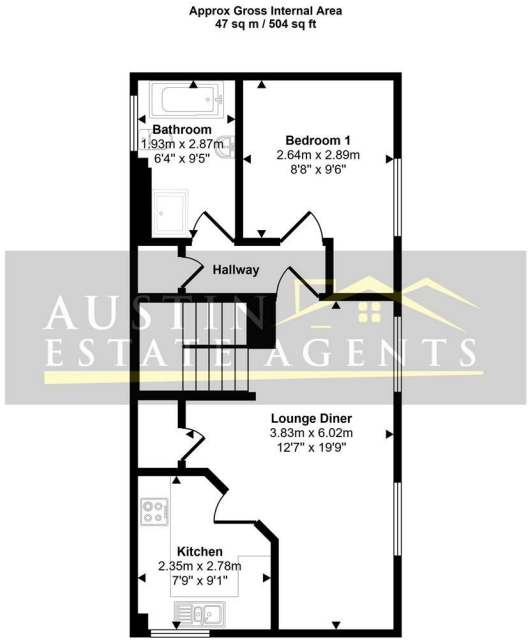
Externally, the apartment enjoys an allocated parking space within the well maintained Wellington Court development.

The property enjoys immediate access to beautiful walks via Nothe Gardens to Newtons Cove as well as Weymouth's inner harbour, making it an ideal home, investment, or coastal retreat. The shops, cafes, theatre and restaurants within the town centre are all within walking distance.

We are informed that the property has a lease, which is 199 years in length with 157 years remaining. The service charge is paid quarterly at £393.21 and the ground rent is £63.00 per annum. Residential lettings and domestic pets are permitted and holiday lettings are not.

For further information, or to make an appointment to view this apartment, please contact Austin Estate Agents.

Local Authority **Dorset Council**
Council Tax Band **A**
EPC Rating **F**



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.