



Barrack Road | Weymouth | Dorset | DT4 8BD

Guide Price £220,000

BEAUMONT  JONES

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This modern two-bedroom ground floor apartment with allocated parking is located in the desirable gated development of Admirals Quarter. Currently a successful holiday let but being sold with no forward chain, offering a great investment/additional property or downsize opportunity.

- Allocated Off-Road Parking
- Exclusive Gated Development
- Ground Floor Purpose-Built Apartment
- No Forward Chain
- Walking Distance to Weymouth Harbour
- Ground Floor

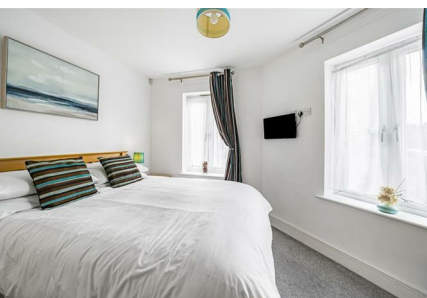
Full Description

Accommodation

This modern two-bedroom ground floor apartment with allocated parking is located in the desirable gated development of Admirals Quarter. Located moments from Nothe Fort/Gardens, Newtons Cove, Hope Square and the harbour, this apartment is currently a successful holiday let and being sold with no forward chain, offering a great investment/additional property opportunity or downsize. Self-contained, with its own entrance opening into the well-presented open-plan living accommodation. The kitchen area offers ample modern wall and base units, built-in appliances comprise; fridge/freezer, washer/dryer, oven with four ring electric hob and extractor fan hood. There is ample space for



Two bedroom
ground floor
apartment within a
gated
development.



dining and seating with views over the courtyard setting. From the living area a door opens to the inner hallway with storage cupboard and doors to the remainder of the accommodation. The main bedroom is a double room with dual aspect windows and space for bedroom furnishings. The second bedroom is a single room with a built-in wardrobe. The stylish bathroom is fully tiled with a white suite including bath with shower attachment over, low level WC and pedestal wash hand basin.

Outside

The apartments are set in an exclusive gated development surrounded by similar townhouses and cottage style houses. There is vehicular gated access into the development and one allocated off-road parking space.

Location

Located next to Nothe Gardens and with all of Weymouth's picturesque destinations on the doorstep. Just a short stroll away is Weymouth Harbourside and vibrant Hope Square with iconic brewery building offering a choice of bistros, restaurants and pubs. The pretty Nothe Gardens offer open space and wonderful walks with Newton's Cove beach offering a quieter spot to enjoy the sea. Weymouth Esplanade and beach is just a short walk from the property and enjoys an award-winning sandy beach adjacent to the town centre which enjoys a good variety of shops.

Rating Authority Weymouth & Portland Borough Council -
Currently Business Rates Services Mains 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.



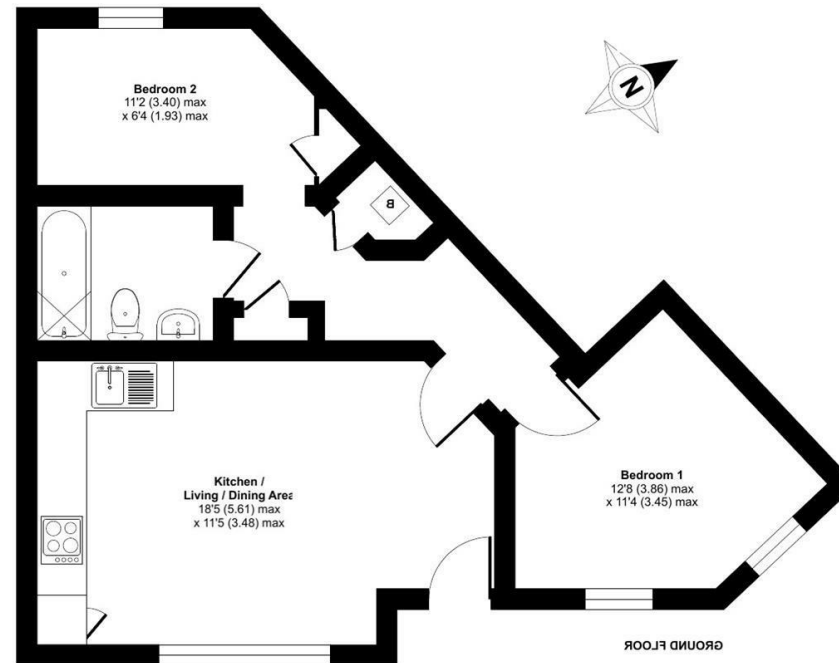
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

We value more than your property

Barrack Road, Weymouth, DT4

Approximate Area = 505 sq ft / 47 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Avenue Sales and Lettings. REF: 936755

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