



DIRECT



MOVES



## Ricketts Close , Weymouth DT4 7US

- Prime Greenhill Location
  - Lift Access
- Allocated Parking Within Residents Car Park
- Short Stroll to Weymouth Beach and Town Centre
  - Service Charge £1,790 per annum
- Second Floor Two Bedroom Apartment
  - Excellent Presentation Throughout
  - Generous Main Bedroom with En Suite
    - 977 Years Remaining on Lease
    - Ground Rent £150 per annum

**£250,000 Leasehold**





### Frontage/ Parking

A well maintained space comprising of; communal gardens with areas laid to lawn and a variety of attractive shrubbery throughout, an allocated parking space within the residents only car park and a communal front door providing access into the communal entrance hallway.

### Entrance

A well presented, carpeted communal hallway with lift access and stairs rising up to the second floor, large double glazed windows allow ample natural light throughout. A front door enters into...

### Apartment Entrance

A spacious entrance hallway featuring three large cupboards providing storage, a loft hatch, a wall mounted radiator, ceiling lighting and doors into...



### Bathroom

5'6x7'11

A partially tiled bathroom with a wall to wall bath tub with a stainless mixer tap and a shower attachment above, a hand wash basin with a stainless mixer tap, a wall mounted radiator and a low level W/C.

### Bedroom One

12'03x11'11

A well-proportioned, front aspect room with a double glazed window, two spacious built in wardrobes, a wall mounted radiator and a door into the ensuite shower room.

### EnSuite Shower Room

A front aspect, partially tiled shower room with an obscured double glazed window, shower with sliding glass door and handheld attachment, a low level W/C and a hand wash basin with stainless mixer tap.

### Bedroom Two

9'03x14'02

A rear aspect double bedroom with double glazed window currently used as a second reception built in units provide storage and a wall mounted radiator.

### Kitchen

12'11x12'11

A rear aspect kitchen featuring a range of both eye and base level units with incorporated oven and hob with extractor above and dishwasher, a stainless sink with draining board and mixer tap sits in front of the double glazed window. The room provides excellent counter space as well as room for a dining table.

### Living Room

14'11x17'8

A generously proportioned front aspect room with double glazed bay window, feature

fireplace with charming wooden surround, ceiling coving and outlooks onto the communal gardens.

### Disclaimer

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Local Authority  
Council Tax Band **C**  
EPC Rating **C**



FLAT, RICKETTS CLOSE

Whilst every effort has been made to ensure the accuracy of the foregoing particulars, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance 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 operation or efficiency can be given.  
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