

Hull Gregson Hull

Flat 4 Willowbrook

10 Preston Road Weymouth, DT3 6PZ

Asking Price £290,000 Leasehold - Share of Freehold

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A versatile and spacious 3 bedroom duplex apartment with private front door, situated in a sought after location of Preston. The property is within easy walking distance of Overcombe Beach, near cafes, amenities and main bus route into Weymouth town centre. The grounds and gardens of Willowbrook are well maintained with ample parking offered. The apartment boasts its own private single garage with light and power.

Entrance

Private external door, stairs rising to the first floor

Kitchen/diner

9'11" x 11'1" (3.04 x 3.39)

Rear aspect UPVC double glazed windows, central breakfast bar with ample worktop space surrounding, stainless stell sink with drainer, a range of eye and base level cupboards, space for freestanding cooker, space and plumbing for washing machine, integral undercounter fridge and freezer,

Living room

14'3" x 14'4" (4.35 x 4.38)

Box bay UPVC double glazed window over looking beautiful communal gardens

Master Bedroom

15'5" x 14'4" (4.71 x 4.39)

Large double bedroom with triple Velux windows to the rear, sloped ceiling with partial restricted head height

Dressing room

Accessed from the master bedroom

Ensuite

Velux window above bath tub, hand wash basin and WC, access to separate storage room

Bedroom 2

15'2" max x 10'5" max (4.64 max x 3.20 max)

Irregular shaped room with front aspect UPVC double glazed window, large double depth built-in wardrobe

Bedroom 3

10'5" x 7'0" (3.20 x 2.14)

Front aspect UPVC double glazed window

Shower room

Fully tiled shower room, walk-in shower cubicle with glass screen, wash hand basin and WC

























Outside

Communal gardens predominantly laid to lawn with pond and water feature, communal drying area with rotary washing lines, ample parking including visitors parking, single garage in a block with light and power and communal bin store

Lease Information

999 year lease with 958 years remaining.
Service charge: £137.50 PCM

Restrictions:
- No pets permitted
- No holiday letting

Other Information

Construction
Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)
Standard - 17 mbps
Superfast - 80 mbps
Ultrafast - 1800 mbps

Flood Risk
Rivers & Seas Very Low
Surface Water High

Services
The property is supplied with mains gas, electricity and water, and mains drainage.

Legal Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

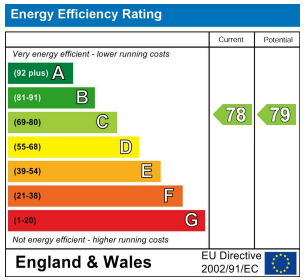
Floor Plan

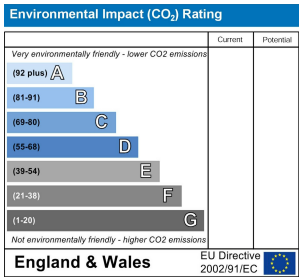


Area Map



Energy Efficiency Graph





Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666
if you wish to arrange a viewing appointment for this property or require further information.

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