



Flat 12, Quayside Court, 46 Commercial Road – DT4 8AQ
£290,000



Flat 12

Quayside Court, Weymouth

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Waterfront location
- Stunning marina and harbour views
- Private balcony
- Open plan living area
- Modern kitchen with integrated appliances
- Ample parking (integral garage)
- Bright natural light throughout
- Modern bathrooms (bath and shower)
- Built-in storage solutions





Front of Property

An attractive frontage with a double glazed front door with a buzzer system providing access into the communal hallway, while an electric up and over door enters into the garage.

Communal Hallway

A well presented, light and airy communal hallway with both stairs and lift access to all floors,

Entrance hall

Entrance hallway with ceiling coving, a storage cupboard, ceiling lighting, and doors leading to all rooms

Bedroom 1

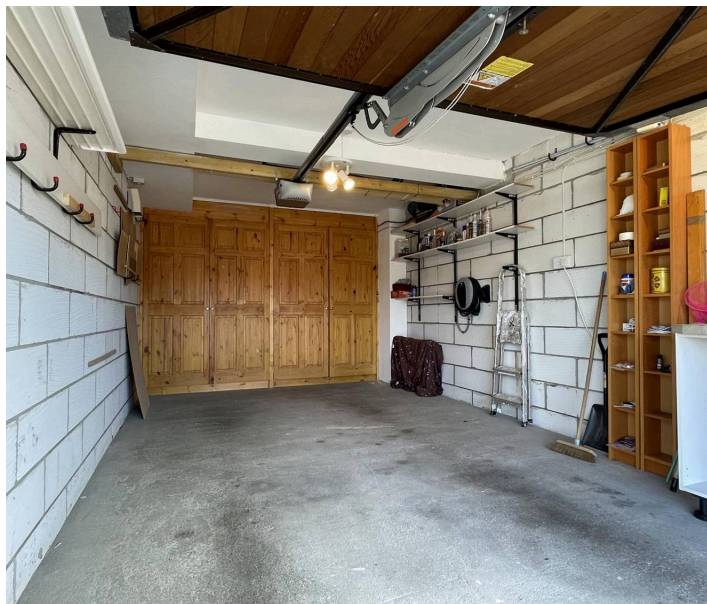
12' 10" x 10' 6" (3.90m x 3.20m)

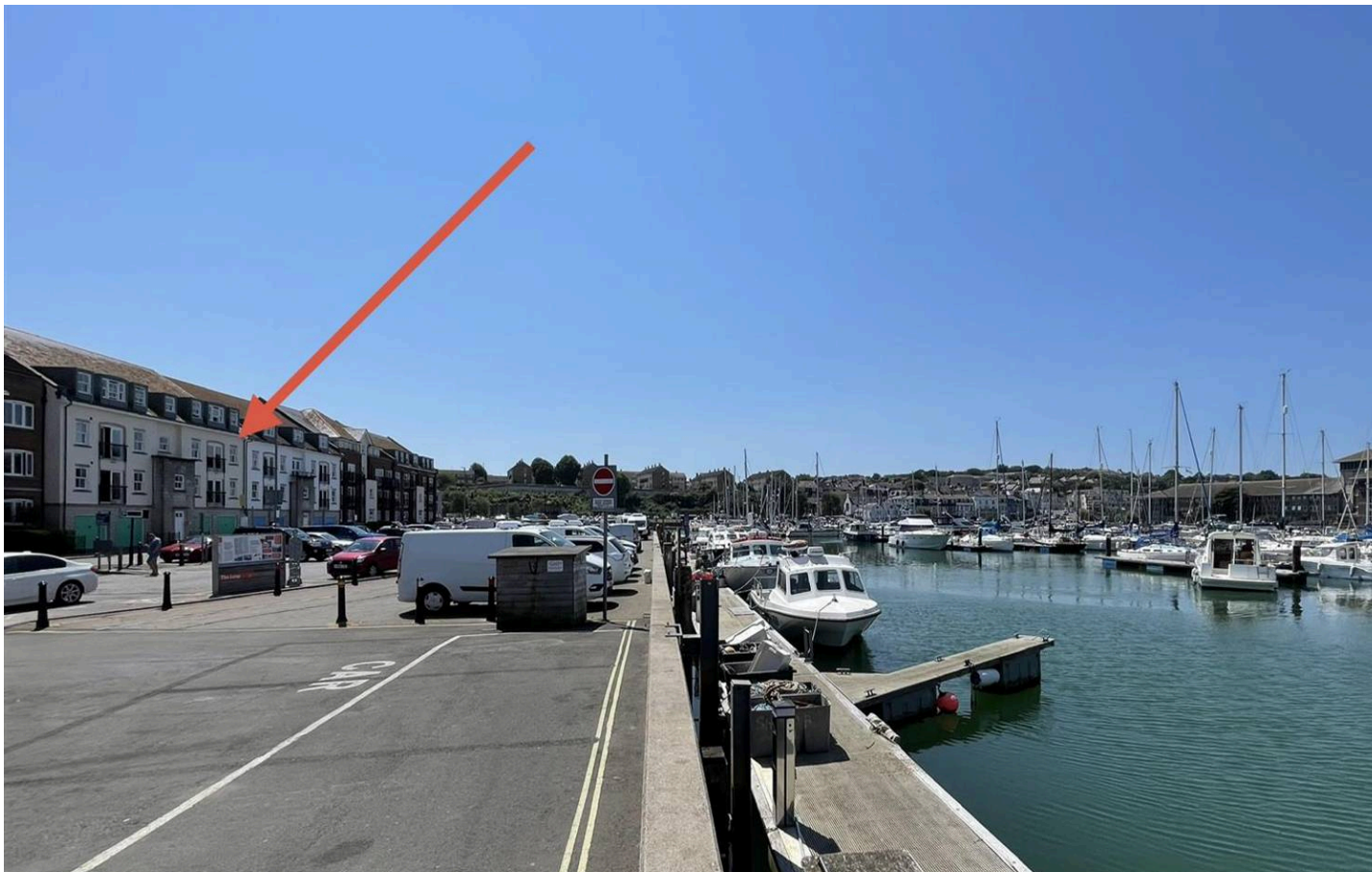
A front aspect double bedroom with a double glazed window overlooking the well maintained communal courtyard. Built in storage with shelving and hanging rails, ceiling coving, a high efficiency Fischer electric radiator, and a door leading to the en-suite.

En-suite

6' 11" x 6' 3" (2.10m x 1.90m)

A partially tiled, side aspect shower room with a double glazed obscured window. Comprising an electric corner shower with handheld head, low level WC, wash hand basin with stainless steel taps, and ceiling lighting.





Bedroom 2

10' 10" x 7' 7" (3.30m x 2.30m)

A rear-aspect double bedroom with a double-glazed sash window overlooking the communal grounds. Double doors lead to a built-in wardrobe with shelving and hanging rails. Ceiling lighting and a high-efficiency Fischer electric radiator.

Lounge/diner

19' 8" x 11' 6" (6.00m x 3.50m)

A spacious open-plan room with two front-aspect double-glazed sash windows and a Juliet balcony, offering panoramic harbour views. Featuring ceiling coving, ceiling lighting, a double-glazed sash window, and access to the Juliet balcony.

Kitchen

14' 5" x 9' 6" (4.40m x 2.90m)

Fitted with a range of eye and base level units. Composite sink with stainless steel mixer tap. Integrated oven and hob with extractor above. Space for a fridge, freezer, and washing machine under the counter. The space also features a breakfast bar and space for a small dining table.

Bathroom

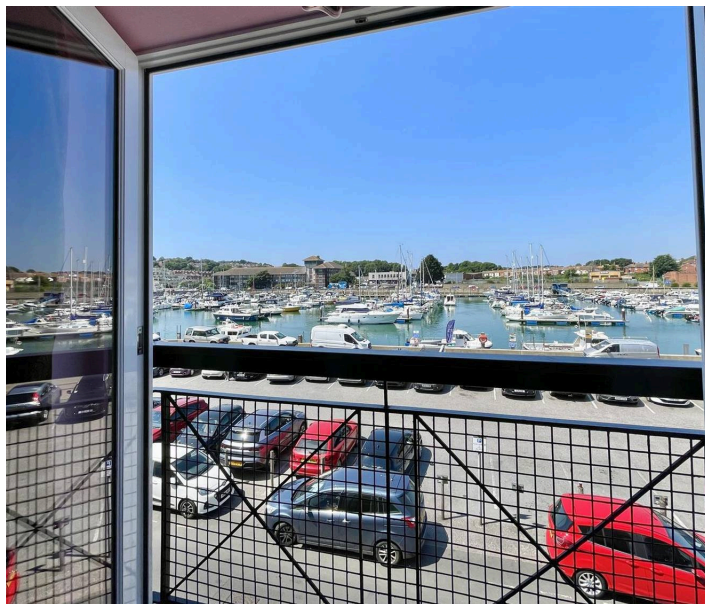




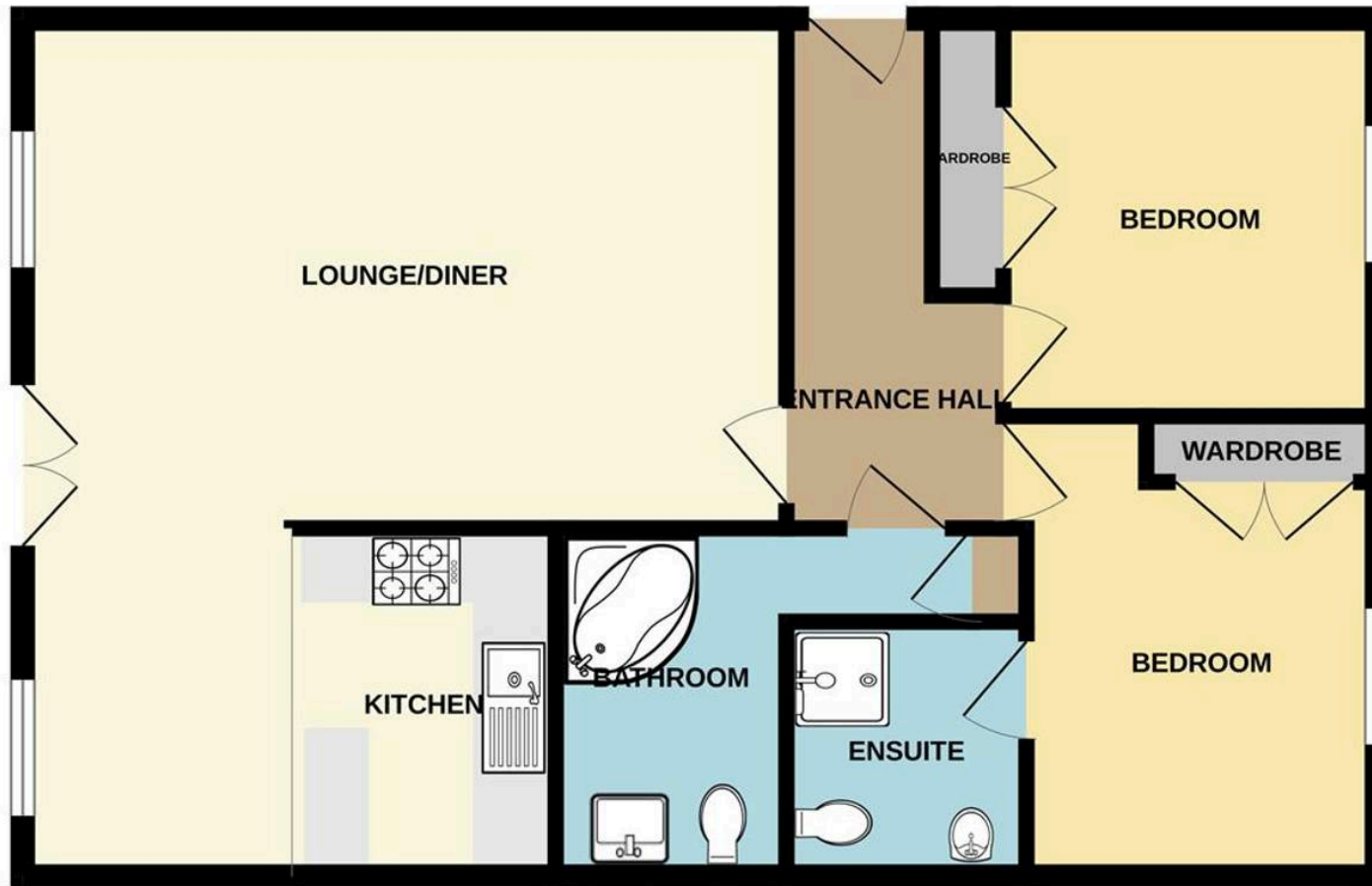
GARAGE

Single Garage

Garage with an electric up and over door, power and lighting, and a Pod Point EV charging point. Two double doors provide access to storage cupboards with shelving.



GROUND FLOOR



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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