



Windsor Court | 8 Westerhall Road | Greenhill | DT4 7SZ

Offers Over £180,000

BEAUMONT  JONES

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Greenhill | DT4 7SZ
Offers Over £180,000**

We are delighted to offer a well-presented two bedroom first floor apartment located within the popular location of Greenhill. The property comes with it's own allocated parking space and there are three additional visitors parking spaces, attractive communal gardens, lounge/diner with a balcony, two bedrooms, kitchen and a large bathroom. The property comes with a share of the freehold with reasonable service charges. Offered with no forward chain.

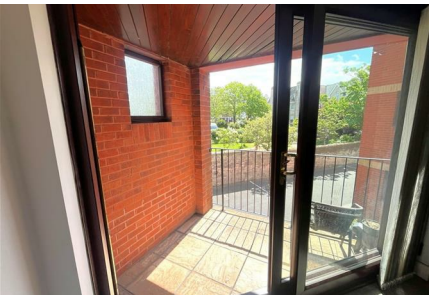
- Well-Presented Two Bedroom First Floor Apartment
- Allocated Parking Space to The Rear of The Block
- Attractive Communal Gardens
- Lounge/Diner With Balcony Offering Distant Sea Glimpses
- Located within a Popular Area
- Offered with No Forward Chain

Full Description

Entrance into the main building is via a secure communal door leading into a well-presented communal hallway with stairs rising to all floors. There is a rear aspect communal door leading out onto the car park and attractive communal gardens. Flat 7 is located on the first floor offering a welcoming hallway with a built in storage cupboard, wall mounted telephone entry system, wall mounted radiator and doors off the hallway lead through to the accommodation. The spacious



This well-presented apartment offers great space and is located within Greenhill, just moment's away from Weymouth Beach.

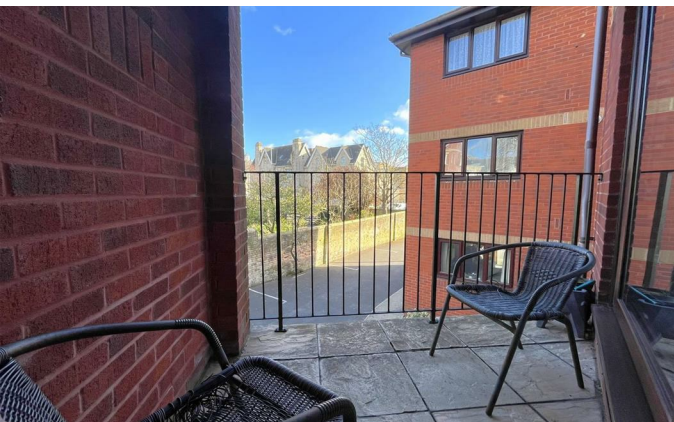


lounge/diner has a lovely cosy feel offering a front aspect double glazed sliding door opening onto the balcony as well as a side aspect double glazed window, wall mounted radiator and double doors open into the kitchen. The kitchen comprises eye and base level units with work surfaces over, integral oven with inset four ring gas hob and extractor fan over, space and plumbing for a washing machine, space for a fridge/freezer and tumble dryer.

The master bedroom is a generous sized double with ample space for bedroom furniture, rear aspect double glazed window and a wall mounted radiator. Bedroom two is a further compact double offering a double built in wardrobe, cupboard housing the combination boiler, side aspect double glazed window and a wall mounted radiator. The modern bathroom comprises a suite including a panel enclosed bath with shower attachment over, low level WC, wash hand basin, spotlights, heated towel rail and a wall mounted radiator.

Outside offers attractive communal gardens which wrap-around the building mainly laid to lawn with planted borders, trees and shrubs. There is a communal bin store. This apartment comes with an allocated parking space to the rear of the property and three additional visitors parking spaces.

Located within the popular location of Greenhill this flat is minutes from the renowned sandy beaches of



Weymouth Bay and is a short stroll to the town centre, offering a good variety of shops, restaurants and cafes. Amenities can be found on the main Dorchester Road at Lodmoor Hill. This includes a Tesco Express, Post Office and Bakery. There is also a main bus route into both Weymouth & Dorchester.

Rating Authority Dorset (Weymouth & Portland) Council. Council Tax Band C. Services: Mains gas, 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.

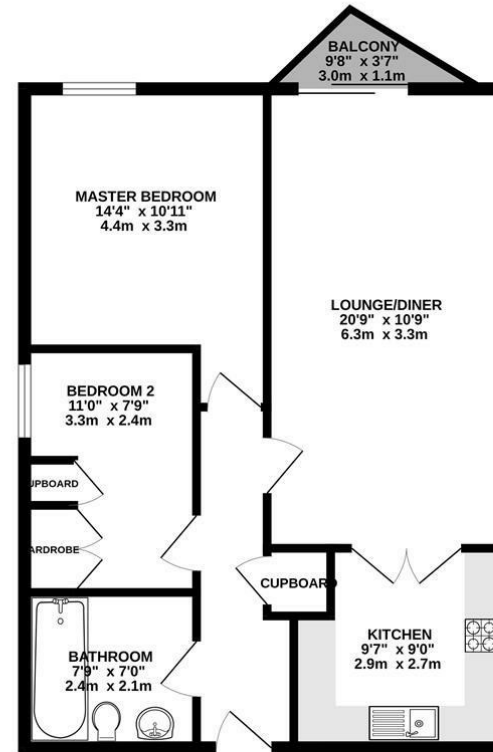


This property would make the perfect first time purchase.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(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	

FIRST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 sq.m.) approx.
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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We value more than your property

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