Flat 2

Rodwell Road | Rodwell | Weymouth | DT4 8QT

£200,000

BEAUMONT JONES

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Conveniently located near Weymouth Marina is this two double bedroom ground floor apartment with off road parking for two cars. The home is beautifully presented throughout with contemporary kitchen and bathroom alongside Juliette balcony. Communal gardens offer an area for sitting alongside a drying area with a direct bus route from Weymouth to Portland at a short stroll.

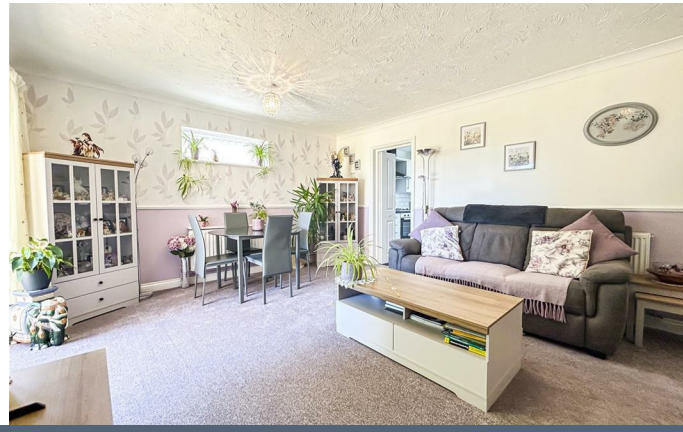
- Off Road Parking
- Well Presented Throughout
- Moments From Weymouth Marina
- Communal Gardens
- Ground Floor Apartment
- Two Double Bedrooms
- On a Bus Route
- Rodwell, Weymouth

Full Description

The first of two designated spaces is located to adjacent to the front of the block with the communal entrance in the heart of the ground floor.

Inside, a communal hallway leads to the flat with the door on the right. The hall opens to all rooms with the an initial cupboard and bathroom to the left.

The bathroom is fitted with a bath, toilet and basin



Located a short stroll to Weymouth Marina and all of Town's abundant amenities, the property is conveniently located for true Weymouth living. Off Road parking for 2 vehicles makes the apartment unique to any other in the block, too.

with stylish white wall tiles and wood effect flooring. The basin features units beneath for additional storage with an extractor for ventilation completing the room. At the end of the hall is the living space; The spacious lounge/diner features excellent proportions with dual aspect windows accentuating light to the vast space. Sliding doors lead to the Juliette balcony with pleasant views over the communal area and beyond. Ample space for furnishings and additional dining furniture allows for a homely yet practical feel. The kitchen blends seamlessly into the space with a range of modern fitted units at both base and eye level providing an abundance of storage and preparation space.

To the front of the apartment is both bedrooms. Bedroom One is a spacious double with room for storage and additional furniture, if needed. Bedroom Two sits adjacent, a slightly smaller room with proportions still allowing a double bed and additional wardrobes or desk. A cupboard centers the flat, completing the accommodation.

To the rear of the block, the apartment enjoys another space, adjacent to the visitor bay. Continuing round is the rear communal garden with a lawned area for seating and a drying area, too.

Located just off Rodwell Road, direct bus routes from Weymouth Town Center through to Wyke Regis and Portland can be found at a short stroll.

With enviable proximity to Weymouth Marina, there is an abundance of amenities within short distance including all encompassed by Weymouth Town Centre itself.

Rating Authority Dorset (Weymouth & Portland) Council. Council Tax Band B. Services Gas central heating. 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.

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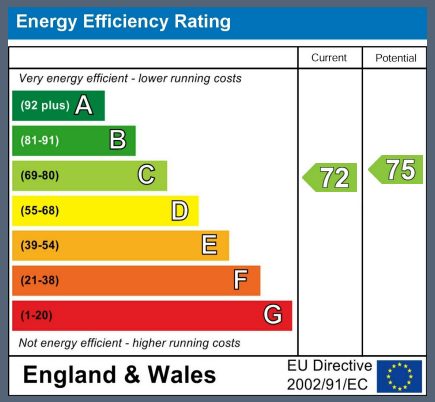
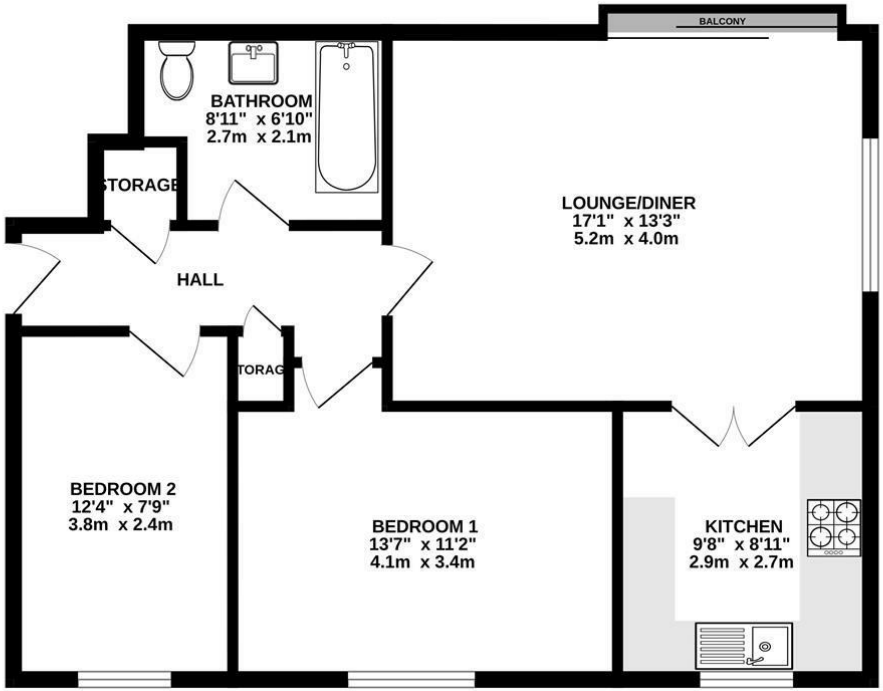
Accessible via the ground floor, providing longevity, the home enjoys two double bedrooms, contemporary bathroom and kitchen and is well presented throughout.



GROUND FLOOR
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.1 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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