



## Ullswater Crescent

Radipole, Weymouth DT3 5HE

- First Floor Apartment
- Beautifully Presented with Character Features
  - Modern Fitted Kitchen
- Double Glazing & Energy-efficient Electric Smart Ceramic Heating
- Residential Lettings Permitted
- Two Double Bedrooms
- Spacious Lounge / Diner
- Contemporary Shower Room & Separate WC
- Residents Parking
- No Onward Chain

**Asking Price £210,000 Leasehold**



## **SUMMARY OF ACCOMMODATION**

### **APARTMENT**

#### **Entrance Hallway**

**Lounge / Diner**  
13'5" max x 16'2" max

#### **Kitchen**

8'10" x 9'11"

#### **Bedroom One**

11' x 14'10" max

#### **Bedroom Two**

8'9" max x 11'1" max

#### **Shower Room**

5'4" x 6'

#### **WC**

### **OUTDOOR**

#### **Residents Parking**



Set within an attractive Victorian building on one of the area's most sought-after roads, is this beautifully refurbished first-floor flat combining period character with high-quality modern finishes.

The accommodation is well arranged and comprises an inviting entrance hallway leading to a spacious lounge/diner, two generous double bedrooms, a contemporary shower room and a separate WC. The lounge/diner is a particular highlight, featuring an original cast-iron fireplace and a large south-facing double-glazed bay window that floods the room with natural light and offers pleasant outlooks across the surrounding area.

The kitchen is tastefully fitted with a modern range of shaker-style units, solid wood worktops, a Belfast sink and integrated appliances, creating a practical yet characterful space. Both bedrooms retain attractive period features, including original cast-iron fireplaces, while the principal bedroom also benefits from fitted storage. High ceilings, new double-glazed windows and quality finishes

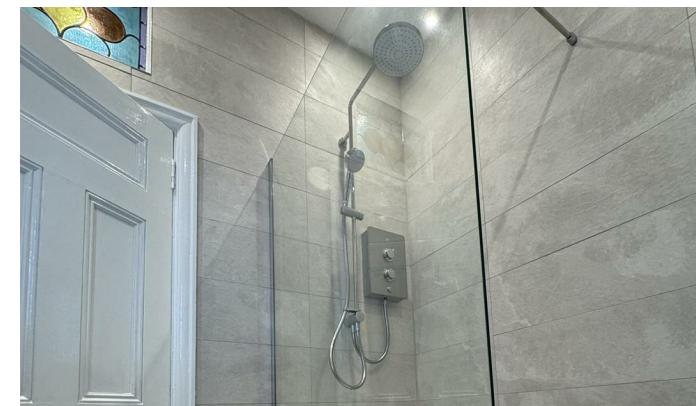
throughout enhance the sense of space and comfort.

Further benefits include energy-efficient electric smart ceramic heating, residents' parking and a long lease of approximately 862 years remaining.

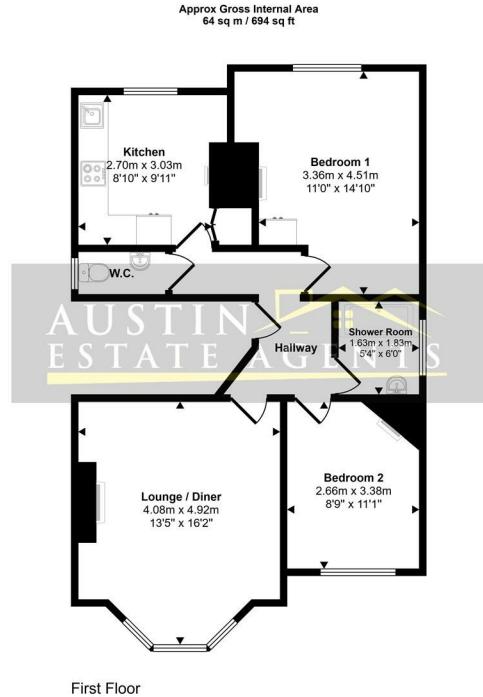
The property is conveniently located close to local amenities, bus routes and green spaces, with Radipole Lake Nature Reserve and Radipole Park Gardens nearby, as well as easy access to Weymouth's relief road. Offered with no onward chain, this flat would suit a range of buyers seeking character, convenience and a high standard of finish.

For more information, or to arrange a viewing, please contact Austin Estate Agents.

We are informed that the service charge is £950.00 per annum and ground rent is £35.00 annually. Residential lettings are permitted.



Local Authority **Dorset Council**  
Council Tax Band **A**  
EPC Rating **E**



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

