

**AUSTIN
ESTATE AGENTS**



Regency Court

Melcombe Avenue, Greenhill, Weymouth DT4 7TH

- Modern Purpose Built Apartment
- Two Double Bedrooms with Fitted Wardrobes to Bedroom Two
- Modern Bathroom
- Allocated Parking Space
- Positioned along the highly sought-after Melcombe Avenue, just moments from Greenhill Beach
- Modern Fitted Kitchen
- Spacious Lounge / Diner with Beautiful Bay Window Area & Juliet Balcony
- Gas Central Heating & Double Glazing
- Communal Gardens
- No Onward Chain

Guide Price £240,000 Share of Freehold





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge / Diner

11'5" x 20'5" plus bay window recess

Kitchen

8' max x 13'7" max

Bedroom One

9'1" x 11'8"

Bedroom Two

9'11" x 10'3"

Bathroom

7'7" x 5'10"

OUTSIDE

Communal Gardens

Allocated Parking Space

We are delighted to offer for sale, with no onward chain, this spacious two-bedroom second-floor flat presented in excellent condition and situated in the highly regarded area of Melcombe Avenue, moments from Greenhill Beach and walking distance of the town centre. The property benefits from double glazing, gas central heating, a generous lounge/diner, modern fitted kitchen and bathroom, allocated parking, and visitor spaces set within communal gardens.

The apartment comprises a welcoming entrance hallway with access to all rooms. The modern kitchen features matching eye-level and base units, coordinated work surfaces, an integral four-ring gas hob, electric oven, stainless steel extractor, and space for additional appliances. The bright and spacious lounge/diner offers a feature fireplace, Juliet balcony overlooking the communal gardens, and a designated dining area with double-glazed windows on two aspects.

Both bedrooms are well-proportioned doubles, with the second bedroom benefiting from fitted wardrobes. The family bathroom includes a panelled bath with shower over, pedestal wash hand basin, low-level WC, and complementary tiling.

Externally, the property enjoys well-maintained

communal gardens, a private allocated parking space, and two visitor parking spaces.

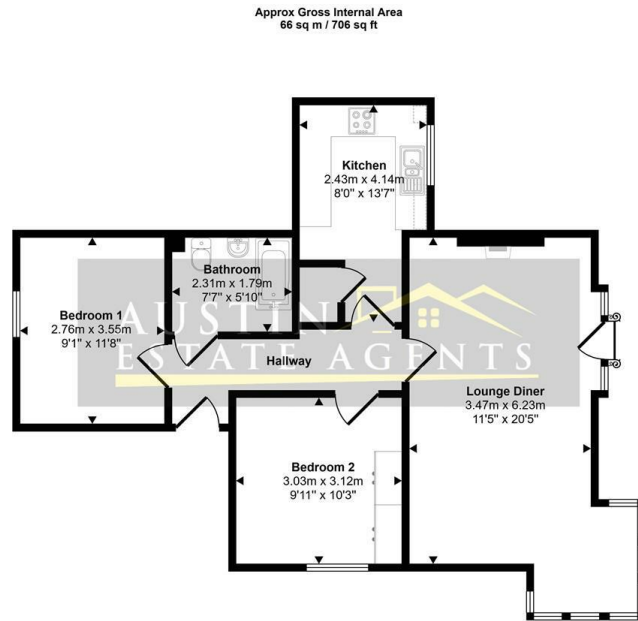
The apartment is ideally located close to Greenhill Beach and Gardens, local shops, amenities, and within walking distance of Weymouth town centre with its range of restaurants, shops, theatre, and leisure facilities. Transport links include nearby bus routes, Weymouth Train Station with routes to London, and easy access to Dorchester and the A35.

The apartment comes with a share of the freehold with approximately 976 years remaining on the lease. Holiday lets and pets are not permitted, residential lettings are allowed, the service charge is £123.12 per month, and no ground rent is payable.

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



Local Authority **Dorset Council**
Council Tax Band **C**
EPC Rating **C**



Floorplan

Denotes head height below 1.5m

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.