



Holzwickede Court | | Weymouth | DT3 6FG

£190,000



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£190,000**

Step inside this two double bedroom ground floor apartment with garage and parking. This stylish property retains direct access to a southerly patio and is presented with no onward chain as a perfect downsize or first time buy for those seeking low maintenance living. Tucked into the corner of Holzwickedede court with a secure communal entrance, the property is conveniently near to Preston and Dorchester with bus routes through to Weymouth Town Centre at just a short stroll, too.

- Ground Floor Flat
- Direct Access to Southerly Patio
- Garage and Parking
- Two Double Bedrooms
- Long Lease
- No Onward Chain

Full Description

Approaching the property, the car park sits between the blocks with communal areas surrounding. The southerly block hosts the apartment alongside the garage with parking to the front.

Walking inside the communal entrance, the flat is located on the ground floor with the flat door to the back. Stepping inside, the hallway centers the home with the kitchen/diner beginning the accommodation, from left to right. Kitchen units sit to the front in an L-shape with a range of base and eye level units finished with a dark wood effect. The sink sits



Two Double
Bedroom Ground
Floor Apartment
presented with No
Onward Chain.



adjacent to the window with hob, oven and extractor to the left as well as space for a fridge freezer further along. There is ample space for a table and chairs within the room, also.

Continuing through the accommodation, the spacious lounge hosts excellent proportions for a range of furnishings. Light floods the space via the southerly window and patio doors, leading directly onto a patio and green area to create a sense of seasonal versatility for those wishing to incorporate the leafy outlook and communal gardens.

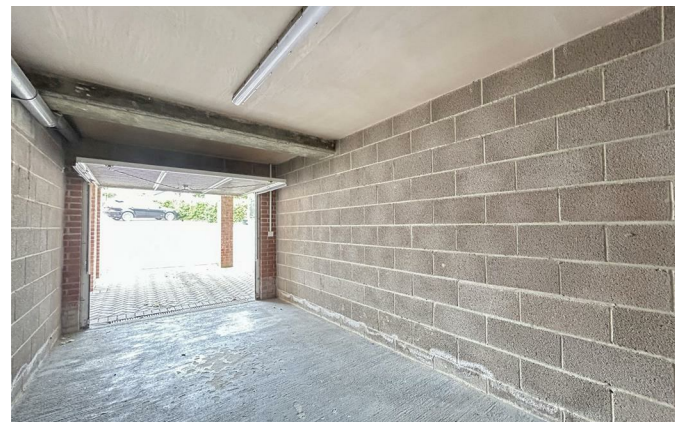
Both bedrooms enjoy a similar aspect following round the block. Bedroom Two lies in the middle of the apartment with generous proportions as a double bedroom and built-in wardrobe with sliding doors to free up room for furnishings. The main bedroom is a touch larger with a unique shape to allow for extra floor space.

Opposite, the shower room retains a quirky L-shape and is finished in grey and blue tiling. The suite hosts a toilet, basin and walk-in corner shower.

Externally, the garage sits beneath the block and enjoys power and lighting alongside an up-and-over door; Parking is designated for one car in front of the garage between the red brick pillars. There are additional visitors spaces within the communal car park area.

Holzwickede courts sits conveniently just moments from Preston and all of its encompassing amenities and is equidistant to both Weymouth and Dorchester with bus routes between. Continuing west down Littlemoor Road, a small retail park allows for a vast range of amenities, also.

AGENTS NOTE: The property does not currently have flooring in most rooms. We understand the vendor will make



allowances for prospective purchasers to implement flooring between exchange and completion in order to be ready for any move-in.

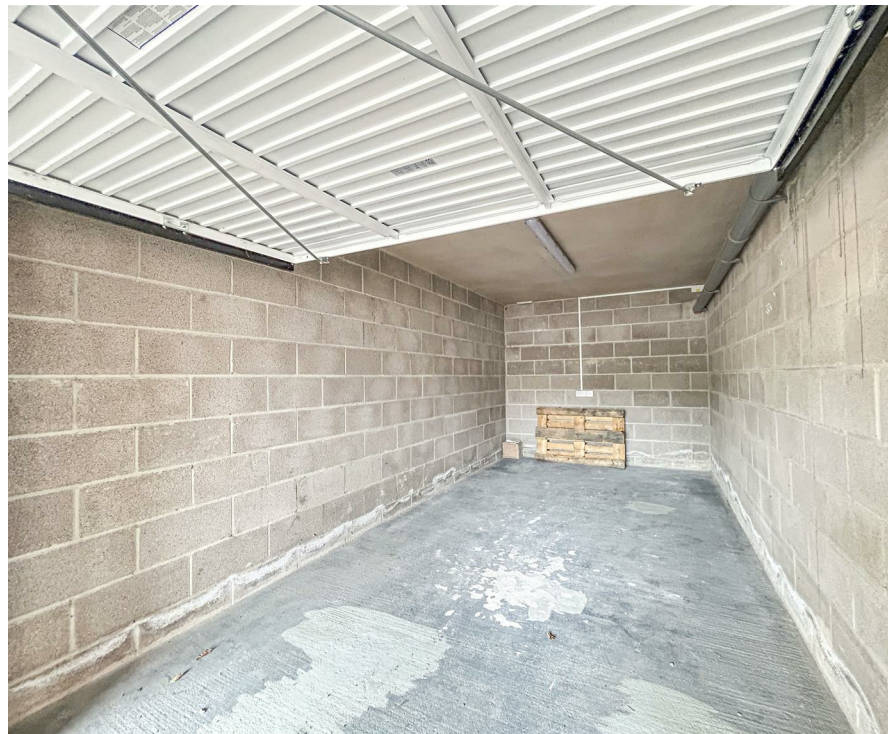
Rating Authority Dorset (Weymouth & Portland) Council. Council Tax Band B. Services Gas central heating. Mains electric & drainage.

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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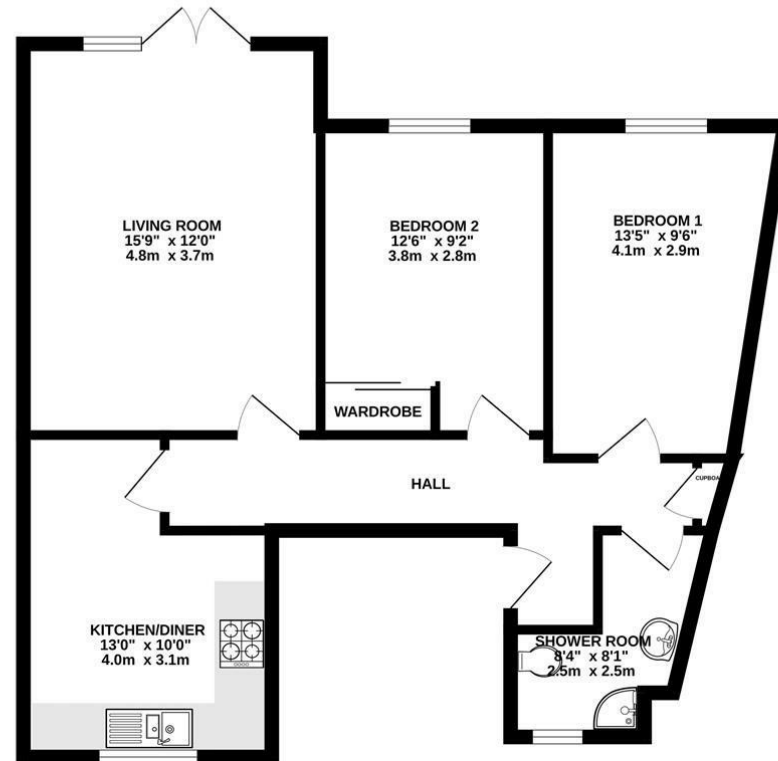
Direct Access to Southerly Patio at the rear with Parking and Garage to the front.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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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