



Regency Court | Melcombe Avenue | Greenhill | DT4 7TH

Offers In The Region Of

BEAUMONT  JONES

**Regency Court | Melcombe Avenue
Greenhill | DT4 7TH
Offers In The Region Of £240,000**

We are delighted to offer a spacious two bedroom top floor apartment within Regency Court, Melcombe Avenue in Greenhill just moments away from Greenhill beach and gardens. This immaculate property offers a Juliette balcony, spacious lounge/diner with beautiful boxed bay area, kitchen, two double bedrooms, family bathroom, allocated parking, offered with a share of the freehold and no forward chain. This would make a great first time buy/coastal retreat and must be viewed to be appreciated.

- Perfect First Time Buy/Coastal Retreat
- Moments Away From Greenhill Beach & Gardens
- Offered with No Forward Chain
- New Flooring and Recently Redecorated Throughout
- Allocated Parking
- Beautiful Lounge/Diner with Boxed Bay Area

Full Description

Entrance to this impressive block is via the communal wooden front door with access into the well presented and maintained communal hallway. Stairs giving access to the second floor where Flat 7 can be found. The wooden front door opens into a welcoming hallway with doors to the following rooms. The spacious lounge/diner is a bright and airy room with a Juliette balcony and an abundance of windows allowing light to flood into this room. There is plenty of space for sitting and dining



Spacious second floor apartment located within the popular location of Greenhill, just moments away from Greenhill beach & gardens.



furniture as well as offering a gas fire, wall mounted radiators and a lovely boxed bay window. The kitchen offers a range of eye and base level units with work surfaces over, integral oven with four ring gas hob and extractor hood over, space for a fridge freezer, washing machine and tumble dryer, side aspect double glazed window, cupboard housing wall mounted combination boiler and a further storage cupboard.

Returning to the hallway access into the remaining accommodation can be found as well as access into the loft via the hatch. The master bedroom is a generous sized double bedroom with a front aspect double glazed window, large built in wardrobes and a wall mounted radiator. Bedroom two is a further double offering a side aspect double glazed window with far reaching countryside views and a wall mounted radiator. The family bathroom is mostly tiled and suite comprising a panel enclosed bath with glass shower screen and wall mounted mixer shower over, wash hand basin, low level WC and a heated towel rail.

Outside this attractive development sits just off Greenhill beach front and is set in well-kept communal grounds. There is one allocated off-road parking space and additional visitors parking spaces.

Located in the highly desirable area of Greenhill, this apartment is perfectly positioned for





convenient access to Weymouth's main beach and only a casual walk away from the town centre, which has a good range of shops and quirky boutiques in the adjacent lanes as well as pubs, restaurants and cafes. A stroll in the opposite direction along the seafront will take you to Bowleaze Cove way with access to a shingle beach, beach cafe and watersport activities. From here there is easy access to the Southwest Coastal path to enjoy scenic walks along the Jurassic coast.

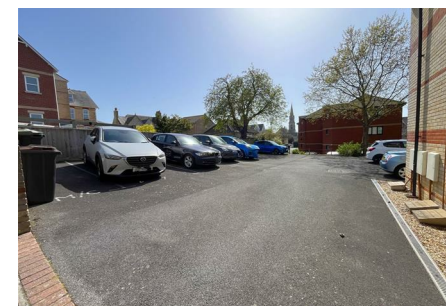
Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band C. Services: - Gas central heating. Mains electric & drainage.

Disclaimer: - 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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Purpose built block offering a share of the freehold and allocated off road parking.

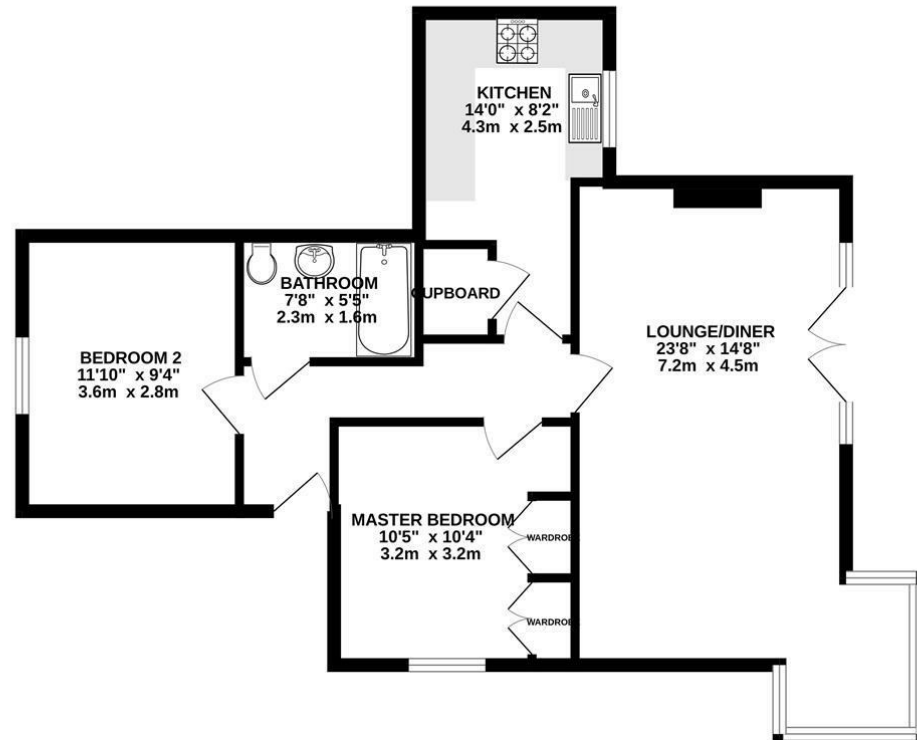




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

We value more than your property

SECOND FLOOR 689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA: 689 sq.ft. (64.0 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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