



Flat 5 Rosslyn Court

Kirtleton Avenue | Weymouth | Dorset | DT4 7PS

Offers Over £135,000

BEAUMONT  JONES

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Offered with no onward chain and share of the freehold, we are delighted to offer a well-presented and spacious one double bedroom first floor flat with own private entrance and allocated off road parking within easy reach of the town centre and beach. This would make an excellent first time purchase boasting a generous sized double bedroom, gas central heating, double glazing, spacious modern style fitted kitchen, modern bathroom suite, living room and access to a communal rear garden. Viewing is highly recommended to be appreciated.

- Spacious One Double Bedroom First Floor Flat
- Well-Presented Throughout
- Allocated Off Road Parking
- Excellent First Time Purchase
- Share of The Freehold
- Modern Kitchen & Bathroom
- Access To A Communal Rear Garden
- Offered With No Onward Chain

Full Description

Entrance into this well-presented flat is via external stairs leading up to a private entrance via a double glazed door leading into the spacious living room with two side aspect double glazed windows, plenty of space for furniture and the living room flows through to a hall area with a built-in storage cupboard. Doors then lead through to the remaining accommodation. The spacious and modern style fitted kitchen comprises eye and base level units with work surfaces over, integral oven with inset



This well-presented and spacious flat has its own private entrance and allocated off road parking.



four ring electric hob and extractor fan over, side aspect double glazed window, space and plumbing for a washing machine and fridge/freezer. The impressive double bedroom has an abundance of space boasting a side aspect double glazed window and a built-in cupboard housing the gas combi boiler. The modern bathroom suite includes a panel enclosed bath with shower attachment over, low level WC, wash hand basin and a side aspect double glazed window.

Parking: There is one allocated off road parking space.

Communal Garden: Gated side access leads through to a communal rear garden mainly laid to lawn with a rotary washing line. Within the car park there's communal waste bins.

The property is located within a short stroll to the town centre and beach. Local amenities are just moments away including a chemist, dentist and a convenience store. Greenhill gardens is close by and a regular bus service to Dorchester.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band A.

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.

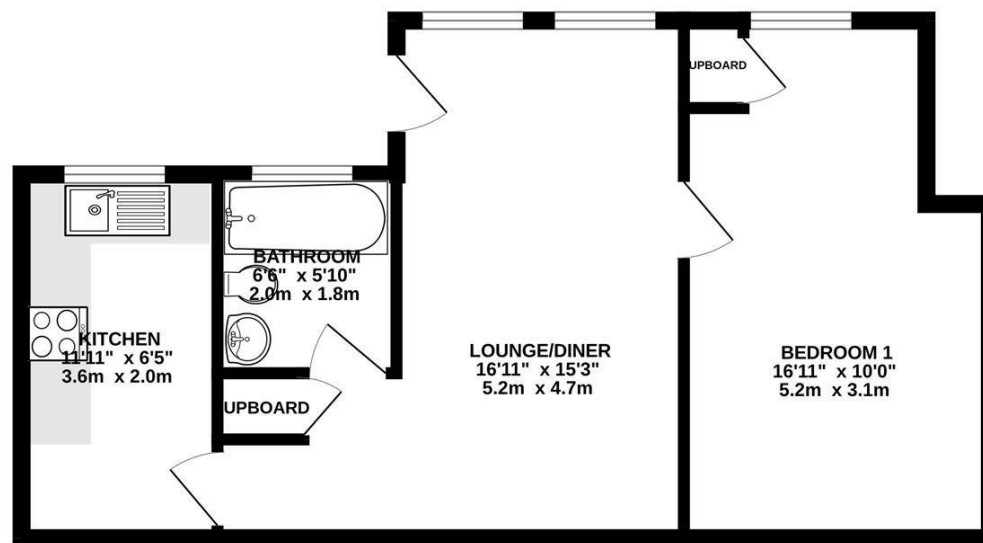
Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

No onward chain.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	81
(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	

FIRST FLOOR
462 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 462 sq.ft. (43.0 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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We value more than your property

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