



Lower St. Alban Street | | Weymouth | DT4 8AF

£175,000

BEAUMONT  JONES

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We are pleased to offer a well-presented two double bedroom second floor apartment with gated secured allocated parking just moments away from Weymouth's Marina and town centre. The property boasts lift access to all floor, spacious lounge/diner, kitchen/breakfast room, en-suite to the master bedroom plus main bathroom and access to a communal roof terrace with seating areas and views over the Marina. Viewing is highly recommended to be appreciated.

- Spacious Two Double Bedroom Second Floor Apartment
- Gated Allocated Parking For One Car
- Master En-suite Plus Main Bathroom
- Lift Access To All Floors
- Kitchen/Breakfast Room
- Close to Weymouth Marina & Town Centre
- Communal Roof Terrace
- Generous Sized Lounge/Diner
- Well-Presented Throughout
- Perfect Downsize To Apartment Living

Full Description

Beaufort Garden Mews is a purpose-built block of apartments just moments from Weymouth Marina and the town centre. The apartment is accessed via a security intercom with lift or stair access to the second floor and front door opening into this spacious apartment. The welcoming hallway is a generous size with access to a useful storage cupboard and doors leading to the following accommodation. The spacious sitting room with a lovely large bow bay window offers plenty of space for comfortable furnishings. The kitchen includes space for a breakfast table and has a range of wall and base units offering ample storage, there is space for a freestanding fridge/freezer and space and plumbing for a washing machine, built-in oven and



Beautiful apartment with gated secure parking and a communal roof terrace.



gas hob. The master bedroom is a generous sized room with large built-in wardrobes, the en-suite is comprised, shower cubicle, low level WC and wash hand basin. Bedroom two is a good-sized double room, again offering a large built-in wardrobe. The main bathroom comprises, panelled bath with shower over, low level WC and pedestal wash hand basin.

Outside To the side of the building is secure gated access (from West Street) to the parking area with an allocated parking space for one car. From the second-floor landing stairs to the communal roof terrace, a large paved terrace area with communal tables and a raised decked area with lovely views towards the Marina.

Location Centrally located with all of Weymouth's picturesque destinations on the doorstep. Positioned moments from the Marina and town centre which enjoys a good variety of shops, cafes and restaurants. The award-winning sandy beach and the charming working harbour, are also nearby. A short stroll away is the vibrant Hope Square with iconic brewery building offering a choice of bistros, restaurants and pubs.

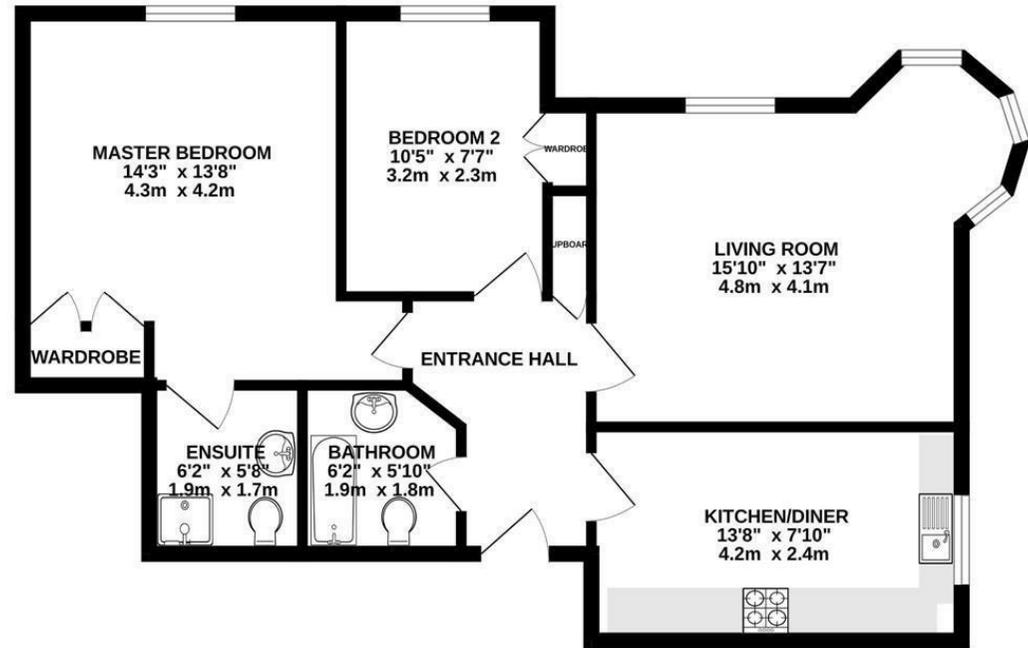
Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band C. Services: - Gas central heating. Mains electric & drainage.

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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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	



TOTAL FLOOR AREA: 665 sq.ft. (61.8 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