



Lansdowne Square | Rodwell | Weymouth | DT4 9QT

**Offers Over £210,000**

BEAUMONT  JONES

## Lansdowne Square | Rodwell Weymouth | DT4 9QT Offers Over £210,000

We are delighted to offer a spacious two bedroom lower ground floor flat with own private entrance and enclosed front garden within a beautiful character building in Rodwell. Located within a quiet cul-de-sac and within walking distance of the town centre and harbour the property boasts shared off road parking, open-plan living area with a modern style fitted kitchen, large modern bathroom, office/hobbies room, generous sized master bedroom with built-wardrobes, utility/cloakroom and access to a mature communal garden. This would make an excellent first time purchase/downsize and viewing is highly recommended to be appreciated.

- Spacious Two Bedroom Lower Ground Floor Flat
- Shared off Road Parking
- Open-Plan Living Area
- Walking Distance of The Town Centre & Harbour
- Utility/Cloakroom
- Private Entrance & Garden
- Located Within A Quiet Cul-de-sac In Rodwell
- Home Office/Hobbies Room
- Excellent First Time Purchase/Downsize/Holiday Home
- Access To A Mature Communal Rear Garden

### Full Description

Access into the property is from the lower ground floor with a front aspect double glazed door leading into a spacious open-plan living area. This room has an abundance of living space creating a living room and kitchen. LVT flooring runs through to the hallway. The modern style fitted kitchen comprises eye and base level units with work surfaces over, space for an electric cooker with a fitted extractor hood over, integrated fridge/freezer and space and plumbing for a slimline dishwasher. Natural light floods the room from the front aspect bay window. The living room has a feature fireplace and offers plenty of space for furniture. A door



This spacious two bedroom lower ground floor flat offers its own private entrance and garden located within a quiet cul-de-sac in Rodwell.



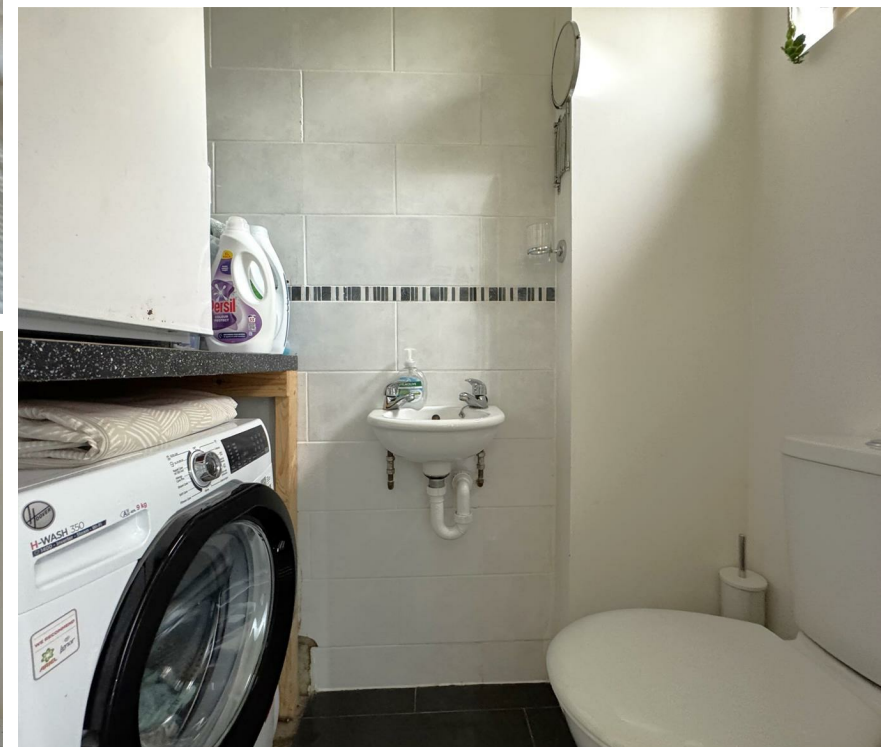
leads through to a spacious hall which is currently being used as a dining hall with space for a table and chairs, large double built-in storage cupboard and doors lead through to the remaining accommodation.

The internal office/hobbies room is currently being used as a music room, this offers great space with power points and lighting. The master bedroom is a generous sized double boasting built-in wardrobes and a large open alcove creates a good amount of storage space. Dual aspect windows and a character door leads through to the rear lobby. Bedroom two is located off the master bedroom, a corridor could be put in place making the two rooms self-contained. This bedroom is a generous sized single/small double with a rear aspect double glazed window.

The rear lobby has a side aspect double glazed door leading out onto a decking area with steps leading up to a mature communal rear garden. The utility/cloakroom has a low level WC, wall mounted wash hand basin and space and plumbing for a washing machine. Reverting back through to the hallway the modern and generous sized bathroom has a suite including a panel enclosed bath with a wall mounted shower system over and screen attached, low level WC, wash hand basin, wall mounted towel rail heater, dual aspect windows, tiled walls and floor plus a fixed shelving unit for storage.

Outside offers a private and enclosed front garden laid to lawn belonging to this flat only. Shared off road parking can be found to the front of the building and open side access leads to the mature communal rear garden.

Located with all of Weymouth's picturesque destinations on the doorstep. Just a short stroll away is Weymouth Harbourside and vibrant Hope Square with iconic brewery building offering a choice of bistros, restaurants, and pubs.



The pretty Nothe Gardens offers open space and wonderful walks with Newton's Cove beach offering a quieter spot to enjoy the sea. Weymouth Esplanade and beach is just a short walk from the property and enjoys an award-winning sandy beach adjacent to the town centre which enjoys a good variety of shops.

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.

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

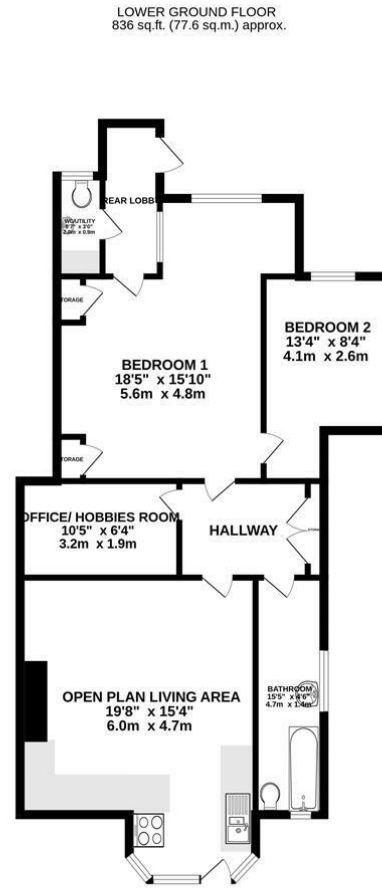


Private entrance & garden plus shared off road parking.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 836 sq.ft. (77.6 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*