



Kirtleton Avenue | | Weymouth | DT4 7PS

Offers Over £125,000

BEAUMONT  JONES

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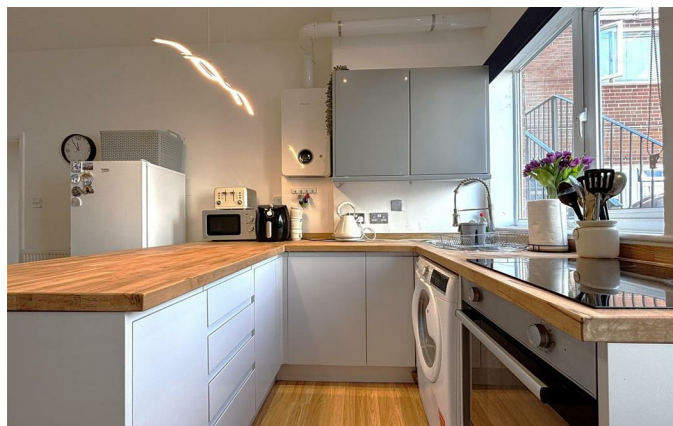
A well presented one bedroom apartment ideally located just a short walk from the beach. Offering comfortable and low maintenance living, the property is perfect as a first time purchase, holiday home, or investment opportunity. Enjoy the convenience of nearby shops, cafés, and coastal walks, all within easy reach.

- Ground Floor Flat
- Off Road Parking
- Modernised Throughout
- Private Entrance
- Close Proximity To Weymouth Beach
- Use Of Communal Gardens

Full Description

Accommodation

Entrance into this modernised flat is via a private entrance double glazed door leading into the kitchen/ living/ dining room with a double glazed window. 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 four ring electric hob and extractor fan over, side aspect double glazed window, space and plumbing for a washing machine and fridge/freezer. The double bedroom has an abundance of



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space boasting a side aspect double glazed window and a generous built-in wardrobe. The modern bathroom suite includes a panel enclosed bath with shower attachment over, low level WC, wash hand basin with vanity unit and a front 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.

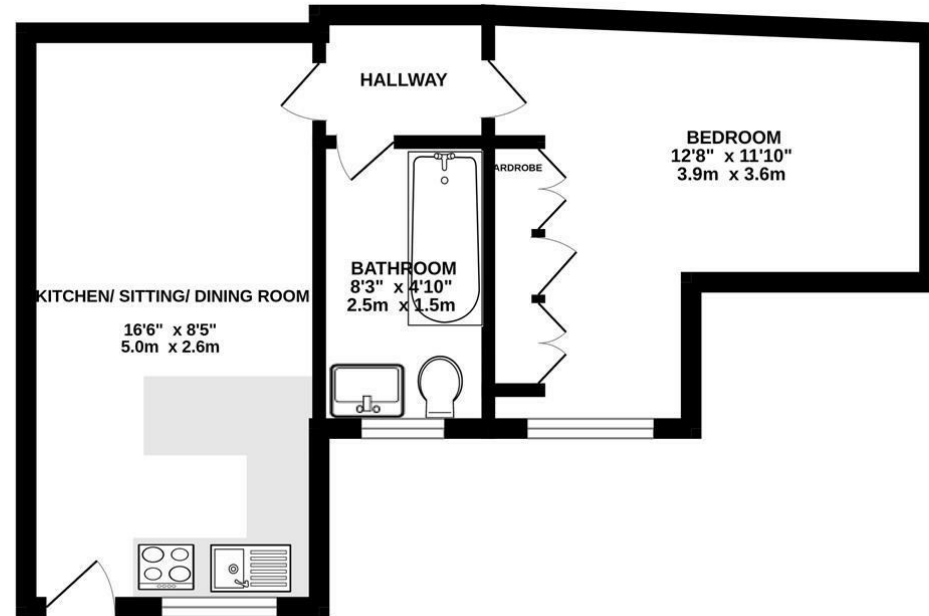
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
314 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA: 314 sq.ft. (29.1 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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We value more than your property

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