



Westerhall Road | | Weymouth | DT4 7SZ

**Guide Price £220,000**

BEAUMONT  JONES

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Weymouth | DT4 7SZ  
Guide Price £220,000**

This spacious two double bedroom apartment is set in Greenhill, moments from Weymouth beach and seafront. Well-presented through-out with a modern kitchen & bathroom and off-road parking.

- Two Double Bedrooms
- Impressive Living Dining Space
- Off Road Allocated Parking Space
- Perfection For First Time Buyers
- Moments Away From Greenhill and Weymouth Beach
- Share Of Freehold
- Modern Kitchen and Bathroom
- Generous Living Accomodation
- Sought After Location

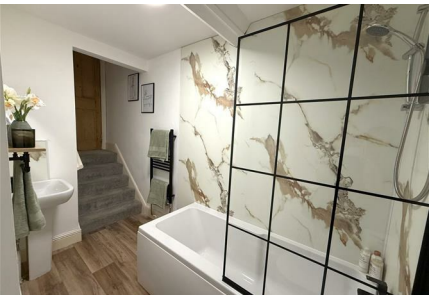
### Full Description

#### Accommodation

Entrance to the apartment is via the communal front door and well kept communal hallway. Located on the top floor, stairs lead to the front door to the apartment opens into a useful hall space that leads to all rooms. A further door opens into the sitting/ dining room, which is a good sized reception room with plenty of space for furniture and characterful window. A few steps lead to the



This delightful apartment is bright and spacious, seamlessly blending charming character features with a stylish, modern finish creating a truly inviting and uplifting living environment



well equipped kitchen. The kitchen offers a range of modern wall and base units with a built-in oven and hob, built in fridge/freezer along with space and plumbing for a washing machine. Returning to the living room, a door leads through to the hallway and all other rooms. Bedroom one is a large double bedroom and offers a characterful window allowing plenty of natural light into the room. There is plenty of space for furniture. Bedroom two is also a generous double bedroom and even has space for additional use such as a home office/study area if needed. The spacious bathroom is comprised of a bath with over head shower, wash hand basin, low level WC and 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.

#### Location

Located within the popular location of Greenhill this flat is minutes from the renowned sandy beaches of Weymouth Bay and is a short stroll to the town centre, offering a good variety of shops, restaurants and cafes. Amenities can be found on the main Dorchester Road at Lodmoor Hill. This includes a Tesco Express, Post Office and Bakery. There is also a main bus route into both Weymouth & Dorchester.



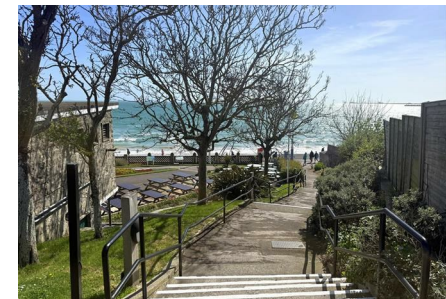
Rating Authority Dorset (Weymouth & Portland) Council. Council Tax Band B. Services: Mains electric & drainage.

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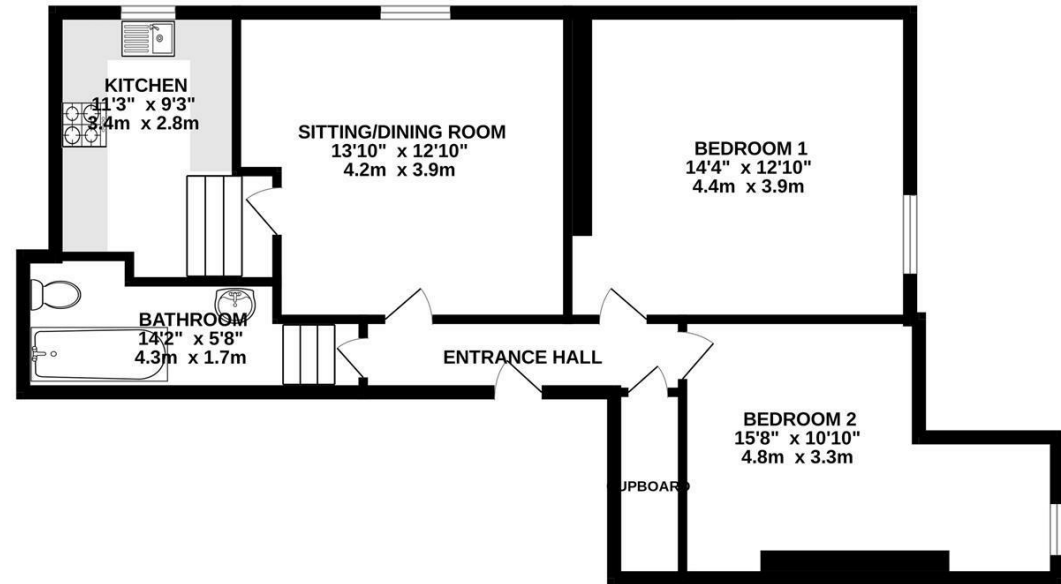
Just moments from Weymouth's award-winning beaches, this idyllic setting is perfect for those seeking the very best of coastal living, with the added benefit of convenient access in and out of the town





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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	58
(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	

### THIRD FLOOR 694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA: 694 sq.ft. (64.5 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*