Stanley Street

Weymouth Town Centre, Weymouth DT4 7JB

- Purpose Built, Ground Floor Apartment
- Spacious Open Plan Lounge / Kitchen
- Family Bathroom and En-Suite to Main Bedroom
- Double Glazing
- Close to Weymouth Seafront & Weymouth Town
- Two Double Bedrooms
- Modern Fitted Kitchen with Integrated Appliances
- Well Presented Throughout
- Gas Central Heating
- No Onward Chain

Offers In Excess Of £150,000 Leasehold

SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Open Plan Lounge / Kitchen

19'5" x 11'4"

Bedroom One

14'9" max x 12'3" max

En Suite

5'0" x 5'2"

Bedroom Two

14'10" x 10'4"

Bathroom

6'9" x 5'1"

Utility Cupboard

Austin Estate Agents are delighted to bring to the market this two bedroom ground floor apartment, which is being offered for sale with no onward chain. The apartment offers spacious accommodation throughout, including an open plan lounge / kitchen, two double bedrooms, ensuite shower room and family bathroom with double glazing and gas central heating throughout

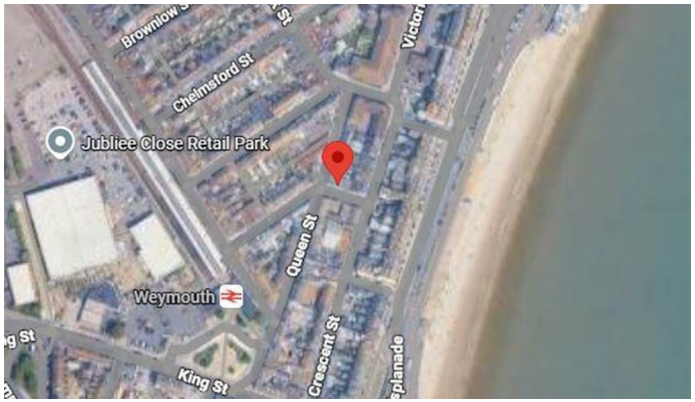
From the communal hallway an entrance door leads to an inviting reception hallway with utility cupboard hosting plumbing for a washing machine. The open plan lounge and kitchen are filled with an abundance of natural light from double opening French doors in addition to two double glazed windows. The kitchen is fully fitted with a modern range of matching eye level and base units and co-ordinated worktop surfaces, and a range of integrated appliances including four ring gas hob, double electric oven, concealed extractor hood, fridge, freezer and dishwasher.

Bedroom one is a good size double, which has the added advantage of an en-suite shower room comprising a low-level WC, pedestal wash hand basin and independent shower cubicle with contemporary tiling. Bedroom two is also a good size. The main bathroom features a panelled bath with shower over, pedestal wash hand basin and low level WC with complementary tiling to the walls and floor.

This property is within easy walking distance of Weymouth's award winning beach and esplanade, with the town centre also in close proximity. Furthermore, Weymouth's mainline train station, as well as a variety of shops and eateries, are within half a mile of the apartment.

For more information, or to book an appointment to view, please contact Austin Estate Agents.

The vendor informs us the lease is 990 years in length. Service charge are £1,200.00 per annum with no ground rent payable. Residential lettings are permitted, holiday lets and pets are not.



Local Authority **Dorset Council**
Council Tax Band **B**
EPC Rating **C**

GROUND FLOOR

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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.