



47 Dorchester Road , Weymouth DT4 7JT

- Second Floor Purpose Built Apartment
- Open Plan Lounge / Kitchen / Dining Room
- En-Suite Shower Room & Family Bathroom
 - Gas Central Heating
- Allocated & Visitors Parking
- Two Double Bedrooms
- Modern Fitted Kitchen
- Double Glazing
- Communal Gardens
- Walking Distance to Greenhill Beach & Gardens

Asking Price £199,950 Share of Freehold



SUMMARY OF ACCOMMODATION

We are delighted to offer for sale, this impressive, second floor, purpose built apartment moments away from Greenhill Promenade and Seafront. The property benefits from an open plan modern fitted kitchen / lounge, two double bedrooms, en suite shower room and family bathroom. Externally, within this gated development are well maintained communal gardens, secure bike storage, residents' private allocated parking as well as visitors' spaces.

Access is gained to the building via the entrance door, which leads into communal reception hallway with a lift and stairs ascending to all floors, including the second floor where the apartment is located. Within the apartment, the hallway is spacious, hosting doors to the lounge, kitchen / diner, two bedrooms and bathroom as well as a built in storage cupboard (where the combi boiler installed in 2023 is located) and the security entry system. The hallway also provides access to the boarded loft via a pull down ladder, allowing for significant extra storage for the sole use of the owner. The well-proportioned open plan living area benefits a double glazed window and two skylights providing excellent natural light with ample space for a dining table. The kitchen is tastefully fitted with a range of eye level and base units, integral four ring gas hob, electric oven, extractor canopy, dishwasher, fridge and freezer.

Bedroom one is a generously size double with a double glazed window to the front, enjoying an en-suite shower room comprising WC, pedestal wash hand basin, independent shower cubicle, heated towel rail, extractor fan, wall mounted shaving point and complementary tiling. Bedroom two is also a good size with a double glazed window to the front. Both bedrooms boast newly fitted wardrobes. Completing the accommodation is the bathroom, which features a low level WC, pedestal wash hand basin, panelled bath with shower attachment, extractor fan, shaving point, heated towel rail, tiled walls and floor.

Ext

APARTMENT

Entrance Hallway

Lounge

12'0" x 13'5"

Kitchen / Dining Room

12'0" x 10'1"

Bedroom One

9'5" x 14'2"

En-Suite Shower Room

6'8" x 6'3"

Bedroom Two

9'4" x 10'9"

Bathroom

6'4" x 6'2"

OUTSIDE

Allocated Parking

Visitors Parking

Communal Gardens



Local Authority
Council Tax Band C
EPC Rating C

Approx Gross Internal Area
66 sq m / 713 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Weymouth Office

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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.

