Woodland Grange

1B St. Georges Avenue, Weymouth DT4 7TU

- Wonderful, Purpose Built, Apartment
- Two Double Bedrooms
- Modern Fitted Kitchen
- Double Glazing & Electric Heating
- Beautiful, Well Maintained Communal Gardens
- Ground Floor
- Spacious Lounge / Dining Room with Private Balcony
- Family Bathroom & En-Suite Shower Room
- Allocated Parking Space & Visitors Spaces
- No Onward Chain

£250,000 Leasehold - Share of Freehold

SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge / Dining Room
16'2" max x 14'9" max

Private Balcony
4'4" x 14'8"

Kitchen
7'3" x 13'12"

Bedroom One
10'1" x 11' plus recess

En Suite Shower Room
4'7" max x 7'7" max

Bedroom Two
12'4" x 12'9"

Bathroom
8'2" x 5'8"

OUTSIDE

Communal Gardens

Allocated Parking Space

Visitors Parking Spaces

We are pleased to present this impressive, purpose-built ground-floor executive apartment, offering spacious accommodation and a private covered balcony. The property benefits from double glazing, electric central heating, a modern fitted kitchen, a generous lounge/diner, two double bedrooms (one with en-suite), a separate bathroom, allocated parking, visitor parking, and attractive communal gardens. The apartment is offered with no onward chain.

Access to the apartment is via a well-maintained communal hallway with stairs to all floors. Inside, an L-shaped hallway with a useful storage cupboard leads to all main rooms. Double oak doors open into the bright and spacious lounge/diner at the front, featuring large patio doors that lead seamlessly onto the private covered balcony. The balcony has a glazed balustrade and offers pleasant views over the communal gardens.

The kitchen is stylishly fitted with modern wall and base units, quartz worktops, and integrated appliances including a four-ring halogen hob, electric oven, extractor hood, washer/dryer, fridge, and freezer. Large windows provide excellent natural light.

The principal bedroom is a well-proportioned double with built-in wardrobes and a dual-aspect full height windows, along with a contemporary en-suite shower room. The second bedroom is also a good-sized double with a full height window. The main bathroom is modern and well-appointed, featuring a WC, pedestal wash basin, and a panelled bath.

Externally, the property includes a private allocated parking space, additional visitor parking, and well-maintained communal gardens with lawn, mature trees, and planted borders.

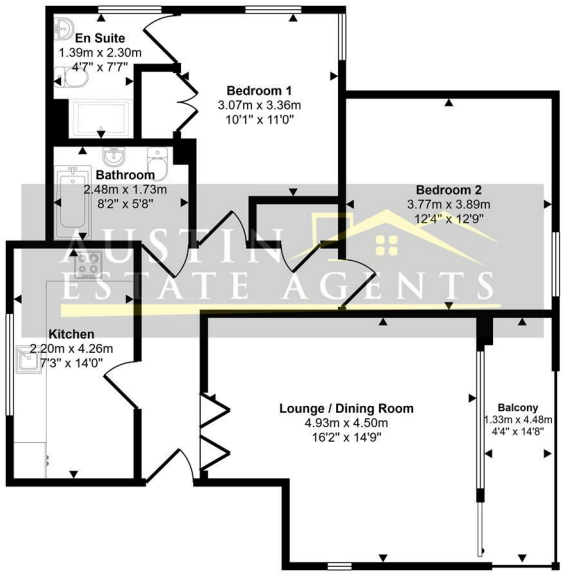
The exclusive development of Woodlands Grange is positioned within walking distance of Greenhill Beach and Gardens on the borders of Lodmoor and Greenhill, and is an ideal base to explore the vibrant town of Weymouth as well as the National Heritage Jurassic Coastline with many beautiful walks to enjoy. Weymouth Town Centre with its many restaurants, bars, beaches, theatre and mainline train station (with direct services to Waterloo and Bristol Temple Meads) is approximately a mile away and is easily reached by the frequent bus services. Local shops and amenities at Lodmoor Hill are a short stroll away.

For further information, or to make an appointment to view this fabulous apartment, please call Austin Estate Agents.

The vendor informs us that the apartment comes with a share of freehold. The lease is 999 years in length with 980 remaining. The service charges are £2,160.00 per annum, payable monthly. Residential lettings and pets are permitted. Holiday lettings are not allowed.

Local Authority **Dorset Council**
Council Tax Band **D**
EPC Rating

Approx Gross Internal Area
77 sq m / 826 sq ft



Floorplan

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.

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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.