



Bingleaves Road

Rodwell, Weymouth DT4 8RP

- Purpose Built Apartment
- Light & Airy Lounge with Two Juliet Balconies
- En-Suite Shower Room & Main Bathroom
- Communal Gardens
- Share of Freehold with Long Lease
- Two Double Bedrooms
- Modern Fitted Kitchen / Diner
- Mainly Triple Glazed with Gas Central Heating
- Allocated Parking via Carport
- No Onward Chain

Price Guide £230,000 Share of Freehold



SUMMARY OF ACCOMMODATION

APARTMENT

Hallway

Lounge

14'7" x 12'6"

Kitchen / Diner

11'7" max x 12'4" max

Bedroom One

9'1" max x 15'5" max

En-Suite Shower Room

5'10" x 4'11"

Bedroom Two

13'1" max x 14'1" max

Bathroom

5'10" x 8'6"

OUTSIDE

Allocated Parking

We are delighted to offer for sale, with no onward chain, this purpose built, first floor, apartment situated in the highly sought after residential location of Rodwell. The property benefits from double glazing, gas central heating, a modern fitted kitchen / diner, spacious lounge with two Juliet balconies, two double bedrooms, en-suite shower room and family bathroom. Externally, within this development are well maintained communal gardens and allocated parking.

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. Within the apartment, the spacious hallway hosts doors to the lounge, modern fitted kitchen/diner, two bedrooms and bathroom. The lounge is a generous size and is a light and airy room with two Juliet balconies. The kitchen/diner is tastefully fitted with a modern range of level and base units, integral four ring gas hob, eye level electric oven, concealed extractor canopy and space for additional domestic appliances. The shape of the room allows ample space for a dining area.

Bedroom one is also found to the front of the property and benefits from an en-suite shower room comprising WC, vanity wash hand basin, independent shower cubicle, heated towel rail, extractor fan and complementary tiling. Bedroom two is also a good sized double with two double glazed windows to the side and a built in storage cupboard. Completing the accommodation is the bathroom,

with a WC, pedestal wash hand basin, panelled bath with shower attachment, extractor fan and tiled walls.

Externally the property boasts well maintained communal gardens, which are predominately laid to lawn. The apartment comes with its allocated space, found within a carport.

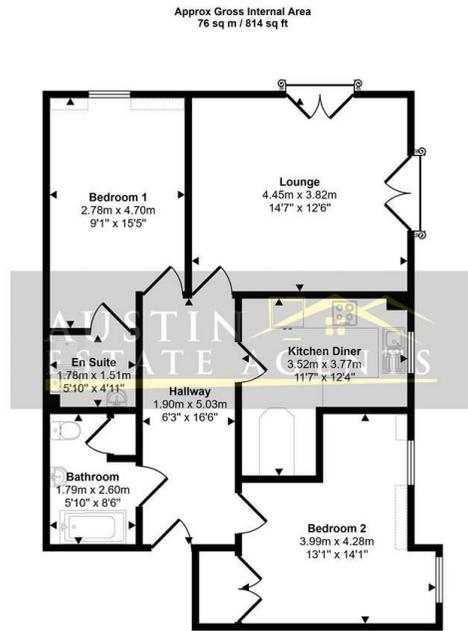
The apartment is situated in the highly regarded residential location of Rodwell. Its position is close to local shops and amenities, well regarded local schools and bus routes to surrounding areas. The recreational areas of Sandsfoot Castle, Sandsfoot Beach, Smallmouth Bay and Newtons Cove are within easy walking distance, as is the picturesque inner harbour and Weymouth Town Centre.

For further information or to make a viewing to view this fabulous apartment, please contact the team at Austin Estate Agents.

We are informed that the apartment has a share of freehold with an annual charge of £1,840.00 (paid quarterly) including water rates, buildings insurance and maintenance of the building, including the lift and gardens. The lease length is has 976 years remaining. Residential lettings and pets are both subject to permissions of the freeholders.



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



Floorplan

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.



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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.