



## Kirtleton Avenue , Weymouth DT4 7PS

- Purpose Built, First Floor Apartment
- Fitted Kitchen & Separate Utility Room
  - Contemporary Shower Room
    - Gas Central Heating
- Close to Weymouth Beach & Town Centre
- Two Double Bedrooms
  - Light & Airy Lounge
    - Double Glazing
- Allocated & Visitors Parking
  - No Onward Chain

**Guide Price £160,000 Leasehold**





## SUMMARY OF ACCOMMODATION

### APARTMENT

Entrance Hallway

Lounge

11.1 x 10.9

Kitchen

10.8 x 7.4

Utility Room

7.9 x 4.9

Bedroom One

10.8 x 9.5

Bedroom Two

10.9 x 8.1

Shower Room

7.8 x 5.5

### OUTSIDE

Allocated & Visitors Parking

We are delighted to offer for sale this first floor, two bedroom purpose built apartment situated in a popular residential location within a quarter of a mile of Weymouth seafront and many local amenities. The apartment would make an ideal investment or first time purchase as it comes with no forward chain. The apartment is well maintained throughout and comes with gas central heating and double glazing.

The accommodation comprises of a spacious lounge and a kitchen / breakfast room fitted with a range of eye level and base units with colour co-ordinated worktop surfaces and space for additional domestic appliances. The apartment has the further advantage of a separate utility room with plumbing and space for a washing machine.

The two double bedrooms are light and airy with side aspect windows. The shower room is contemporary in design with double shower cubicle, vanity wash hand basin and WC, tiled walls and flooring, heated towel rail and extractor fan.

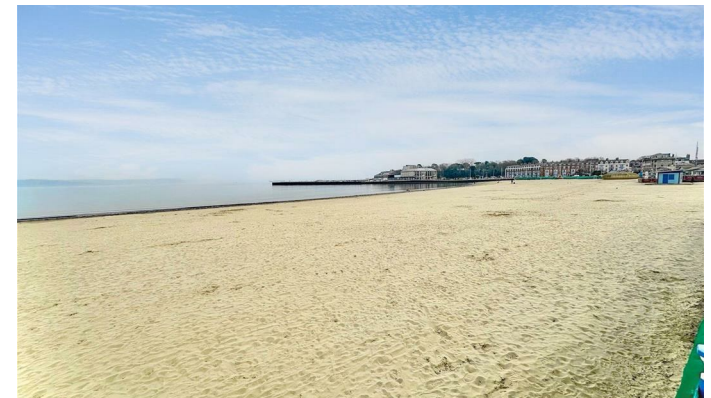
Externally the property offers private allocated

parking and visitors parking.

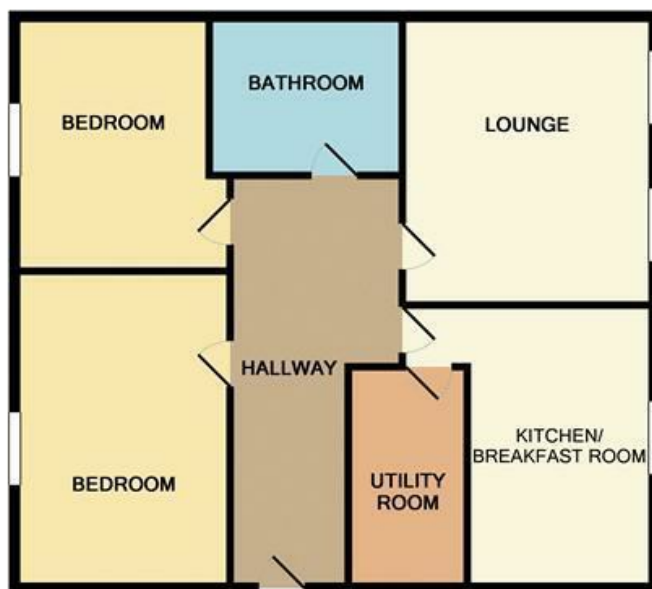
The property is situated close by to Weymouth beach and Esplanade. Weymouth town centre with its many restaurants, bars, theatre and shops are approximately half a mile away. Transport links are also favourable; nearby are bus routes to surrounding areas, Weymouth Train Station with routes to London is close by and Weymouth Relief Road, which provides access to Dorchester and the A35, is just a short drive away.

For further information, or to make an appointment to view this property, please contact Austin Estate Agents.

We are informed the lease is 999 years in length with 961 years remaining. The service charge is £60.00 per calendar month and includes the ground rent. Residential lets are permitted, but not pets or holiday lets.



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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### **Austin Property 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.