



## Heron Close

Preston, Weymouth DT3 6SX

- Superb Ground Floor Apartment
  - Spacious Lounge / Diner
  - Modern Fitted Kitchen
- Double Glazing & Gas Central Heating
  - Visitors Parking Spaces
- Two Bedrooms
  - Private Balcony
- Family Bathroom & En Suite Shower Room
  - Garage (in Block)
- Moments from Overcombe Beach

**Offers In Excess Of £290,000 Share of Freehold**







## **SUMMARY OF ACCOMMODATION APARTMENT**

### **Entrance Hallway**

### **Lounge**

16'6" max x 15'6" max ( max x max)

### **Private Balcony**

### **Kitchen**

10'1" x 8'5"

### **Bedroom One**

14'10" max x 10'1" max ( max x max)

### **En Suite Shower Room**

### **Bedroom Two**

10'2" x 8'9"

### **Bathroom**

### **OUTSIDE**

### **Garage**

### **COMMUNAL AREAS**

### **Visitors Parking Spaces**

### **Communal Gardens**



We are delighted to offer for sale this spacious ground floor apartment situated in the sought after area of Preston, just moments from Overcombe Beach. The property benefits from having double glazing and gas central heating with well-proportioned accommodation including two double bedrooms, a lounge / diner, private balcony, fitted kitchen, bathroom and ensuite shower room to the main bedroom. Outside of the property are well maintained communal gardens, visitors parking and a garage in the block. The freehold of the building is shared between all the owners.

The exceptionally spacious reception hallway hosts doors to all principal rooms as well as the airing cupboard and a storage cupboard. The lounge/diner has an abundance of natural light flooding in from double opening French windows, leading to the private balcony and overlooking the communal gardens. The kitchen is fitted with a range of modern wall and base units alongside an integral four ring gas hob, eye level double oven and concealed extractor. The window overlooks the pleasant communal gardens.

The property offers two double bedrooms. The main bedroom benefits from built in wardrobes, dual aspect natural light, and French doors to the communal gardens. This room is further enhanced by an ensuite shower room with shower cubicle, wash hand basin and WC. The modern family bathroom comprises of a panelled bath, vanity wash hand basin and low level WC. The communal gardens wrap around the development and are maintained to a

high standard, and are predominantly laid to lawn with a plethora of attractive plants and shrubs to the borders. The apartment boasts the added advantage of a garage (in block) with visitors parking spaces available.

The property is located in Preston, one of the most sought after areas of Weymouth, and is close by to local amenities including village shops, a bistro, delicatessen, beauty salon and doctors' surgery. It is also within a short stroll of the Jurassic Coast with many breathtaking walks to enjoy. Weymouth town centre with its many restaurants, bars, beaches and theatre are approximately just over a couple of miles away and is easily reached by the frequent bus services.

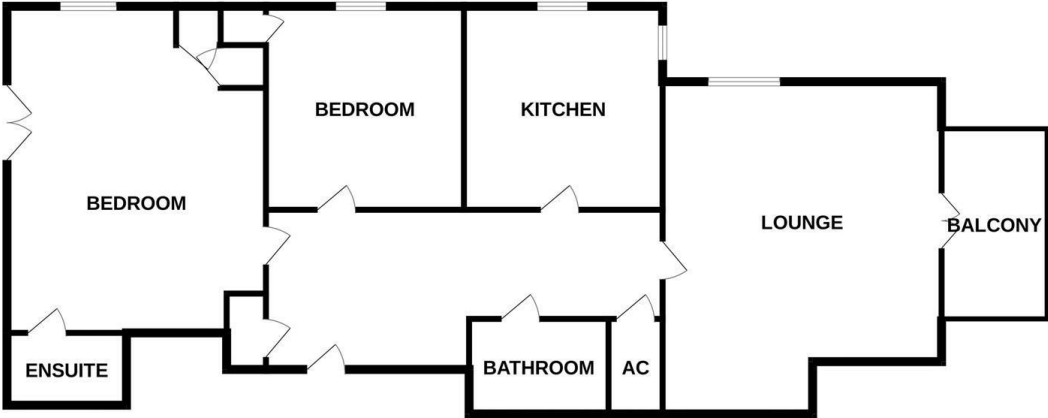
For further information, or to make an appointment to view this wonderful apartment, please contact Austin Estate Agents.

We are informed the apartment is sold with a share of freehold. The lease length is 125 years from 2001. The annual service charge is £1,200.00, paid bi-annually. No ground rent is charged. Long term residential lettings are permitted, holiday lettings and pets are not allowed.



Local Authority  
Council Tax Band D  
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.

