



Greenhill | Weymouth | Dorset | DT4 7AG

**Asking Price £250,000**

BEAUMONT  JONES



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This modern purpose built two double bedroom apartment is located in the sought-after Greenhill area. Offering sea views and accommodation including; welcoming entrance hallway, open-plan living/dining room with modern kitchen, master bedroom with built-in double wardrobe & sea view, second bedroom with matching built-in double wardrobe and further storage cupboard and a spacious fully tiled bathroom. Externally there are communal gardens, secure gated car parking with one allocated parking space (several visitors parking spaces) & communal bike store.

- Stylish Two Double Bedroom Ground Floor Apartment
- Sea Views from the Principle Rooms
- Attractive Communal Gardens
- Highly Sought-After Greenhill Location - Moments from the Beach
- Secure Gated Undercroft Parking
- Walking Distance to Weymouth Town Centre

## Full Description

### Accommodation

Entrance to the stylish development is via a few easy steps leading to the communal front door. There is a security intercom giving access to the well maintained hallways. This apartment is located on the ground floor with front door opening into a spacious and welcoming hallway. There are doors opening to all rooms and access to an airing cupboard. The open-plan living/kitchen is a generous size space offering a dual aspect with full length privacy glass window offering sea views. There is plenty of space for furniture





Beautifully  
Presented Two  
Double Bedroom  
Ground Floor  
Apartment in  
Greenhill



including a small dining table. The kitchen offers a range of modern wall and base units with built-in appliances including; washing machine, dishwasher, fridge/freezer, oven and hob.

The master bedroom is a lovely size double bedroom with similar full-length privacy glass window and sea views. There is a built-in double wardrobe providing plenty of storage. Bedroom two is another excellent sized double bedroom with further built-in double wardrobe and an additional built-in storage cupboard. The stylish spacious bathroom is fully tiled with a modern suite including; bath with shower overhead and glass shower screen, wash hand basin with vanity storage and concealed cistern WC.

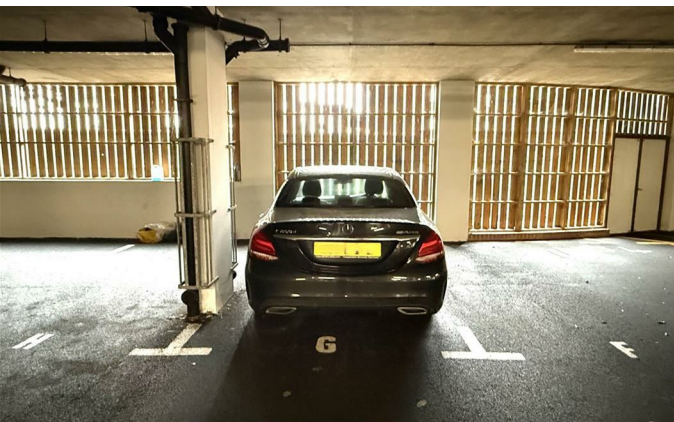
#### Outside

This well thought-out development has secure gated access to undercroft parking. There is an easily accessible allocated parking space along with several visitors bays. There is a secure communal bike store and communal washing line areas to the rear of the development. The communal gardens are well-kept with a large patio area & mature well-kept gardens laid to lawn.

#### Location

Directly across the road from this impressive development is Greenhill beach and Weymouth's seafront. A popular spot for access to the beach, sea and seafront walks. Highly desirable and perfectly positioned for convenient access to Weymouth's main beach and only a casual walk away from the town centre, which has a good range of shops and quirky boutiques in the adjacent lanes as well as pubs, restaurants and cafes. A stroll in the opposite direction along the seafront will take you to Bowleaze Cove with access to a shingle beach, beach cafe and watersport activities. From here there





is easy access to the Southwest Coastal path to enjoy scenic walks along the Jurassic coast.

Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band D. Services: - Gas central heating (underfloor throughout). Mains electric & drainage. Service Charge includes Water Rates.

Disclaimer: - Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

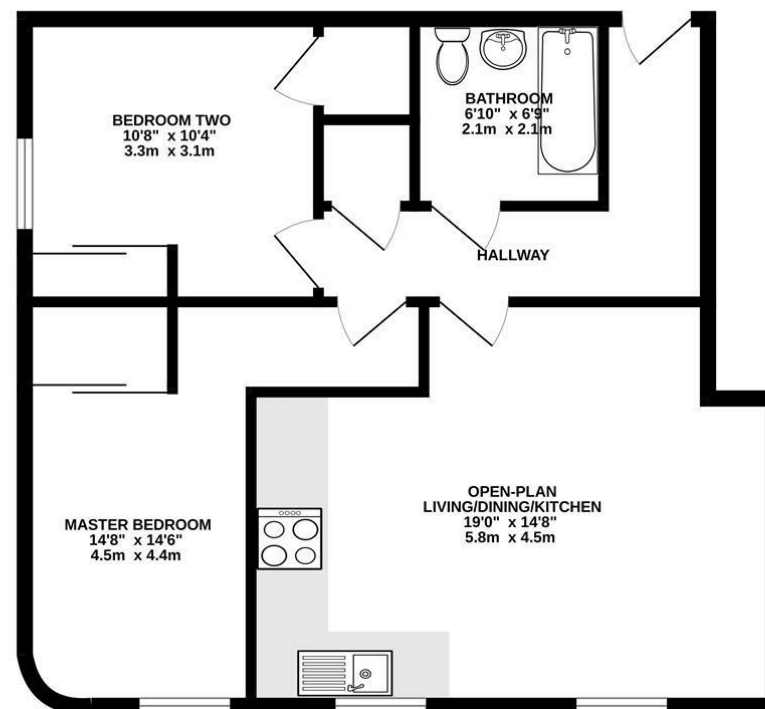
Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

Sea View & Gated  
Secure Undercroft  
Parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 sq.m.) approx.  
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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*We value more than your property*

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