



Corallian Court | Kirtleton Avenue | Weymouth | DT4 7FG

Fixed Asking Price

BEAUMONT  JONES

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Weymouth | DT4 7FG
Fixed Asking Price £95,000

We are delighted to offer this shared ownership apartment located within walking distance to Weymouth town centre and beach. This spacious one bedroom apartment offers a large open plan living space with kitchen and dining area, great sized double bedroom, bathroom and allocated parking space. This is the perfect first time buy with the potential to purchase the 100% of the property for £145,000.

- One Double Bedroom Apartment
- Spacious Open Plan Living Room/Kitchen/Diner
- Allocated Parking Space
- Immaculately Presented Throughout

Full Description

Accommodation

Entrance into the complex is through the intercom security door with telecom to the apartment. The well kept communal hallways have stairs rising to the third floor where the apartment can be found. Through the apartments front door you enter into the hallway with access into loft via hatch, storage cupboard housing the electric meter and doors leading to the remaining accommodation. The large open plan living room/kitchen/diner is a great space offering an abundance of space for living room and dining furniture. There is access to a further loft space via the hatch. The kitchen area has a range of eye and base level units with work tops over, integral oven with four ring electric hob and



Perfect first time buy shared ownership opportunity with potential to stair case to 100% of the property ownership.



extractor fan over. Space for a fridge freezer and washing machine. In the living area there are side aspect double glazed windows and hanging ceiling lights. The dining area offers ample space for a dining table and has a side aspect double glazed window.

The master bedroom is a generously sized double with two double glazed Velux windows, built in wardrobes and hanging ceiling light. The bathroom has a panel enclosed bath with shower over head, low level WC, hand wash basin with pedestal, heated towel rail and a double glazed Velux window.

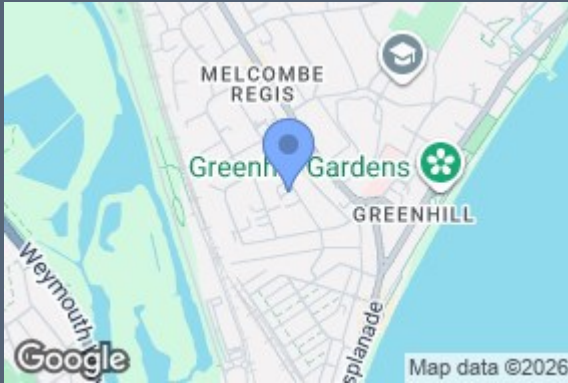
Outside there is a path leading to the main front communal door. There is an allocated off road parking space located to the rear of the building plus a communal bin store.

The property is located within a beautiful tree lined road in Lodmoor, close to local amenities including a Tesco's Metro, public house, launderette, fast food takeaways and a post office. Regular bus service to Weymouth & Dorchester, walking distance to Weymouth College, St. John's Primary School and the Lodmoor Country Park.

Rating Authority Dorset (Weymouth & Portland) Council. Council Tax Band A. Mains electric, electric under floor heating & mains drainage.

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.

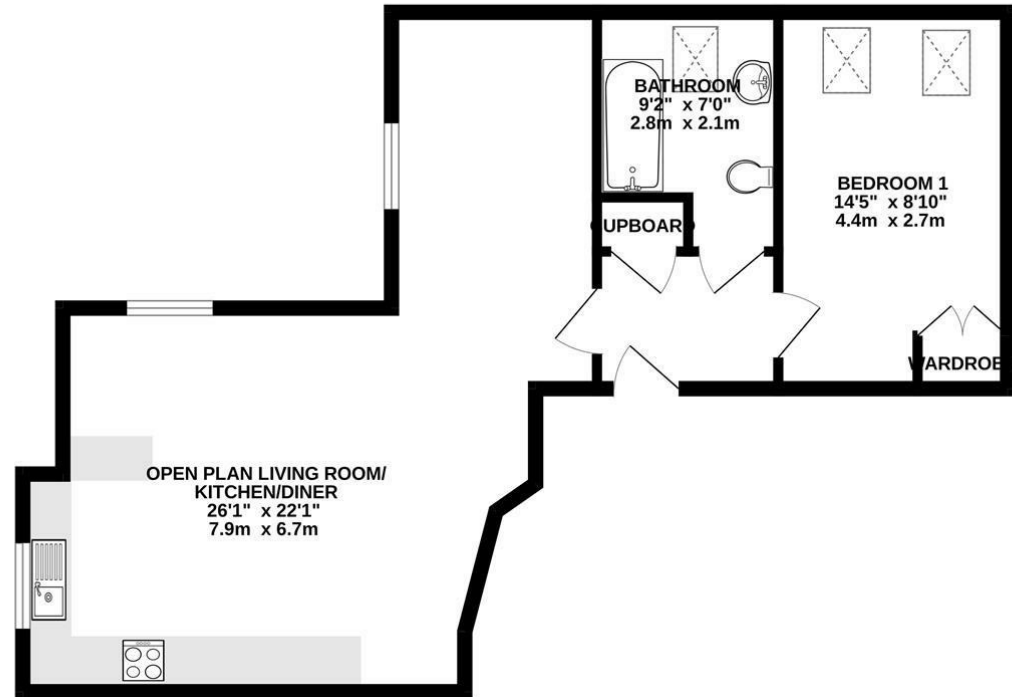
Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

We value more than your property

THIRD FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.6 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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