

DIRECT



MOVES



## Hardwick Street

Weymouth, Weymouth DT4 7HS

- Generously proportioned Two Bedroom Apartment
  - 900+ year lease
  - Share of Freehold
  - Assured shorthold lets permitted
- Short stroll to Weymouth Beach
- Idyllically situated nearby Weymouth Town Centre
  - Roof terrace and communal grounds
  - Pets permitted

**Offers In Excess Of £170,000 Leasehold - Share of Freehold**





### Front of the Property

The front of the property features a double glazed UPVC front door, providing access into the communal hallway—a carpeted entrance with ceiling lighting, wall-mounted meters, and a wooden front door leading into the apartment. A gate to the side offers access to a communal rear garden, with a mix of gravelled and areas laid to lawn for shared use.

### Entrance Hall

A welcoming entrance space with an alcove for coats/boots, meters on wall, ceiling lighting, and a staircase leading up to the first floor landing.

### First Floor, Split-Level Landing

Features a side aspect double glazed window, ceiling coving, fitted shelving within an alcove, a large built-in storage cupboard, and wooden doors leading to:

## Bathroom

8'2" x 8'2"

A well-proportioned side aspect bathroom with an obscured double glazed window. The room is partially tiled and includes a wall-mounted radiator, low-level WC, hand wash basin with stainless steel taps, and a full-length bathtub with a mixer tap and handheld showerhead. Finished with ceiling spotlights.

## Kitchen

11'5" x 10'5"

This rear aspect kitchen includes an obscured double glazed door leading to a private roof terrace. The kitchen offers a range of eye and base level units, an incorporated stainless steel sink with mixer tap, gas hob and oven with extractor fan, wall-mounted radiator, ceiling coving, power points, and space for white goods.

## Roof Terrace

The rear aspect roof terrace provides a convenient and easily accessible outdoor space. Enclosed by wooden fencing, it offers a private and versatile area—ideal for relaxing, entertaining, or enjoying a morning coffee in the open air.

## Living Room

15'1" x 11'9"

A generously sized front aspect living room with a double glazed bay window offering stunning sea views. Features include ceiling coving, a feature fireplace surround, wall-mounted radiators, ceiling lighting, and multiple power points.

## Second Floor – Split-Level Landing

A rear aspect landing with a double glazed window and access to both bedrooms.

## Bedroom One

15'5" x 11'9"

A spacious front aspect double bedroom with a double glazed window, ceiling lighting, wall-mounted radiator, access to the loft via hatch, and chimney stack feature.

## Bedroom Two

11'5" x 9'10"

A well-sized rear aspect double bedroom with double glazed window, ceiling lighting, power points, wall-mounted radiator, and a chimney stack feature.

## Communal Garden

To the rear of the property, residents have access to a communal garden featuring a combination of gravelled pathways and areas laid to lawn, ideal for outdoor enjoyment.

## Location

Ideally situated just a stone's throw from the seafront, local amenities, and Weymouth town centre, this location offers both convenience and coastal living in equal measure.

## Disclaimer

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Local Authority  
Council Tax Band A  
EPC Rating



Whilst every care has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their condition can be given. Made with Metropix 2020.

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