



## 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



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