



## Broadway Close , Weymouth DT3 5PH

- Generously proportioned double bedroom
  - Regular public transport links
  - Close to coast & countryside walks
  - Well-maintained communal grounds
    - New 125 year lease
- First floor apartment
- Requires modernisation throughout
- Popular residential neighbourhood
  - Large internal storage room
  - Service charge £830 per annum

**£75,000 Leasehold**





### **Exterior**

A communal parking area is situated to the front of the property. Concrete steps lead through the frontage, laid to lawn, to an obscured double-glazed communal entrance door.

### **Communal Hallway**

The communal hallway features a double-glazed rear aspect window and a double-glazed door opening onto the rear communal gardens. Stairs rise to the first floor, where the flat entrance is accessed via an obscured UPVC door.

### **Entrance Hall**

The entrance hall includes two storage cupboards and access to a large storage room housing the meters and combination boiler. There is also a radiator and doors leading to the main rooms.

### **Living Room**

(14'9" x 10'5")

A bright living room with large double-glazed windows overlooking the communal gardens, a wall-mounted radiator, and a connecting door to the kitchen.

### **Kitchen**

(10'5" x 8'10")

A partially tiled, front-aspect kitchen fitted with a range of eye and base-level units, a double-glazed window, stainless steel sink, and mixer taps.

### **Bedroom**

(12'9" x 11'1")

A generously proportioned, rear-aspect double bedroom featuring a large double-glazed window overlooking the communal gardens and a wall-mounted radiator.

### **Bathroom**

(6'10" x 5'6")

A front-aspect bathroom fitted with an obscured double-glazed window, low-level WC, hand wash basin with stainless steel mixer taps, and a wall-to-wall bathtub.

### **Communal Gardens**

To the rear, residents benefit from a spacious communal garden, mainly laid to lawn with mature trees and shrubbery providing a pleasant, private outdoor area.

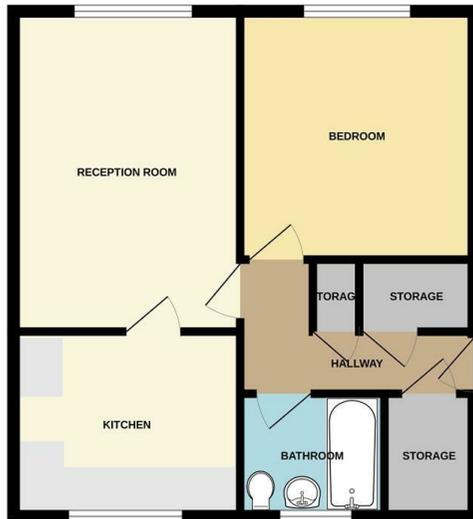
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Local Authority  
Council Tax Band **A**  
EPC Rating **C**

GROUND FLOOR



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