



## Buxton Road , Weymouth DT4 9PS

- Immaculately presented ground floor apartment
  - Light filled open plan kitchen/ living room
  - Allocated parking within residents car park
  - Ample storage in an external 'bike store'
- Generously proportioned private enclosed rear garden space
  - Beautifully presented grounds throughout Aquavista
  - Excellent nearby transport links and amenities
  - Sleek and stylish finish inside and out

**Guide Price £190,000 Leasehold**



### **Front of Property**

An opening in the wrap-around wall provide both pedestrian and vehicular into the car parking areas, the block oozes style and class with sharp lines and excellently maintained presentation.

### **Residents Car Park**

Within the enclosed residents only space, the flat benefits from an allocated parking space as well as an external cupboard, ideal for bicycle storage, which is shared with one resident.

### **Communal hallway**

A well presented space with stairs providing access to all floors, a door opens onto communal patio walkway to the front of the property, a door opens into the property, in addition to private access from the garden.

### **Entrance Hallway**

A welcoming entrance with a large storage cupboard housing the newly installed gas combination boiler, doors provide access into all rooms.



### **Bedroom**

10'2" x 9'10"

A bright and airy rear aspect double bedroom featuring a large double glazed window overlooking the private rear garden.

### Bathroom

7'2" x 5'6"

A well presented, partially tiled bathroom comprising a wall to wall bath tub with stainless mixer tap and handheld shower attachment, low level W/C, hand wash basin with stainless mixer tap and incorporated storage beneath, a heated towel rail, illuminated mirror, ceiling spotlights and an extractor fan.

### Open Plan Living Room / Kitchen

21'7" x 11'1"

A spacious dual aspect open plan living area with two floor to ceiling windows creating an abundance of natural light, a glass door onto the rear garden and a fitted surround sound system.

#### Living Area:

The living space benefits from ceiling spotlights, floor to ceiling window, the space currently accommodates a breakfast bar and sofa as well as further units.

#### Kitchen:

The contemporary kitchen features a side aspect floor to ceiling window, a range of eye and base level units with granite worktops above, inset sink with stainless mixer tap, integrated dishwasher and fridge freezer, space for a washer/ dryer, integrated electric oven with four ring gas hob and an extractor hood above, counter lighting and above unit, adjustable RGB ambient lighting.

### Private Garden

A spacious and exceptionally private outdoor

space accessed via a door from the living room, and a patio walkway leading from the front of Aquavista. The garden is predominantly gravel laid with an attractive decking area adjoining the open plan living room and is wall enclosed with elegant white render.

### Disclaimer

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Local Authority  
Council Tax Band B  
EPC Rating C

GROUND FLOOR



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