



AUSTIN
ESTATE AGENTS

Tollerdown Road

Weymouth

Dorset

DT4 0SQ

Offers over £175,000

SUMMARY

- Immaculately Presented Ground Floor Flat
- Generous Sized Two Double Bedrooms
- Light & Airy Accommodation Throughout
- Spacious Lounge / Diner
- Modern Fitted Kitchen
- Wet Room
- Southerly Facing Gardens to the Front & Side for Private Use Only
- Ideal Investment or Main Residence
- No Onward Chain
- STPP French Doors from the Lounge & Off Road Parking





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge 10' 5" x 13' 7" (3.17m x 4.14m)

Kitchen 9' 11" x 12' 0" (3.02m x 3.66m)

Bedroom One 10' 6" x 13' 4" (3.20m x 4.07m)

Bedroom Two 9' 6" x 11' 0" (2.90m x 3.35m)

Wet Room 7' 6" x 4' 10" (2.29m x 1.47m)

OUTSIDE

Private Front & Side Gardens

Lockable Storage Areas Outside & Within Communal Entrance

THE PROPERTY

We are delighted to offer to the market a beautifully presented, light and airy, purpose built apartment. This immaculately finished ground floor flat benefits from two large double bedrooms, both offering fitted wardrobes, a modern fitted kitchen, front aspect lounge/diner, wet room, gas central heating and double glazing throughout. Externally the flat further offers a private enclosed front garden. Being offered for sale with no onward chain, viewings come highly advised to appreciate the size, space and excellent condition on offer. The apartment is situated in the Lanehouse area of Weymouth, a popular residential location, offering easy access to local shops and amenities including well regarded schools, as well as regular and well serviced public transport.

Access is gained via the building's communal entrance. Upon entering the hallway, the apartment's private front door is located on the ground floor. From there, you are greeted by the welcoming entrance hallway hosting doors to all rooms. This beautifully presented, light and airy, flat boasts a large front aspect lounge/diner, enjoying views out onto the private enclosed garden. The modern kitchen is fitted with a range of matching eye and base level storage cupboards, benefitting from an integrated fridge freezer as well as space for free standing domestic appliances and a breakfast bar. From the kitchen a rear door provides access out to the rear of the building where the flat further benefits from a lockable storage cupboard.

Both bedrooms one and two are sizeable double rooms fitted with built in wardrobes. Bedroom one is of front aspect and bedroom two rear aspect. To complete the accommodation there is a newly refurbished wet room, comprising shower, wash hand basin and WC. Located off the entrance hallway there are two storage cupboards.

Externally, to the front of the property, there is a private, low maintenance, fully enclosed, garden, which is laid to shingle. This garden is a sunny space with a south westerly aspect, ideal for al fresco dining. To the side of the property is a southerly facing gravelled garden area, which is also for private use only. The apartment has the added advantage of lockable outside stores to the rear of the property and another within the communal entrance.

To arrange a viewing please contact the team at Austin Estate Agents.

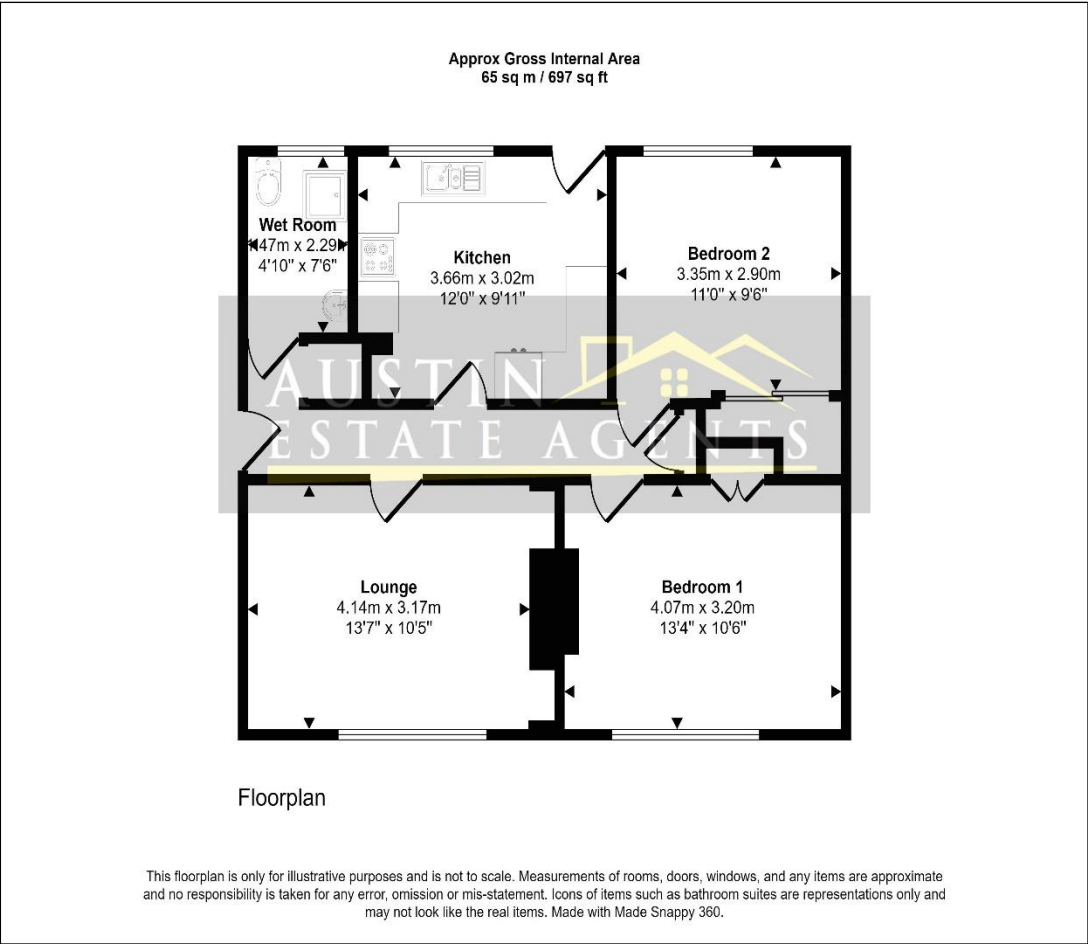
**** Estate Agents note, STPP and permission from the freeholder there is an option to create off road parking to the front and for doors to be installed from the lounge to the front garden. ****

The vendor informs us that the lease is approximately 97 years in length. Annual charges are as follows: service charge £1,163.44 including £10.00 ground rent and buildings insurance. Pets and subletting are reviewed on a case by case basis via Aster (the Freeholder).

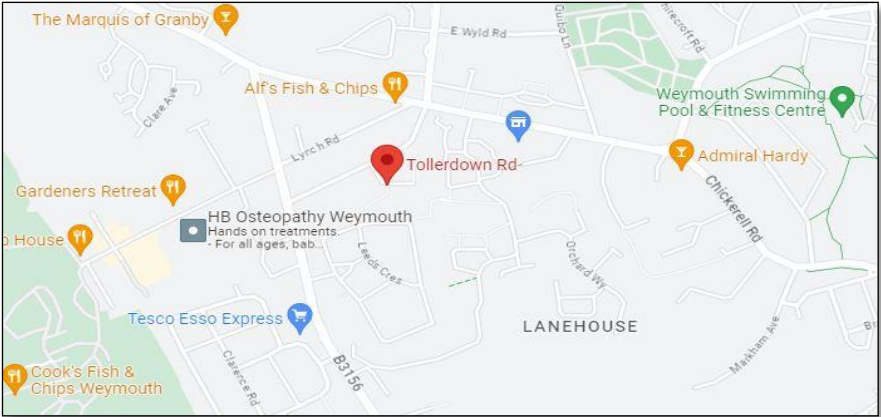




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: A TENURE: Leasehold

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MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.