



AUSTIN  
ESTATE AGENTS



## The Carriages

Victoria Road

Weymouth

Dorset

DT4 7QT

**Offers over £120,000**

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### SUMMARY

- Second Floor, Purpose Built, Apartment
- One Double Bedroom
- Spacious Lounge
- Fitted Kitchen
- Modern Shower Room
- Double Glazing
- Electric Heating
- Integral Garage
- Close to Weymouth Esplanade & Town Centre
- No Onward Chain





## SUMMARY OF ACCOMMODATION

### APARTMENT

#### Entrance Hallway

**Lounge** 13' 9" x 10' 2" (4.20m x 3.10m)

**Kitchen** 6' 11" x 10' 2" (2.10m x 3.10m)

**Bedroom** 10' 6" x 9' 10" (3.20m x 3.00m)

**Shower Room** 6' 11" x 7' 3" (2.10m x 2.20m)

### OUTSIDE

**Garage**

## THE PROPERTY

We are pleased to offer for sale this purpose built, second floor, apartment, located moments away from Weymouth Esplanade, which is being presented to the market with no onward chain. The property benefits from double glazing, electric heating, a spacious lounge, one double bedroom, fitted kitchen, modern shower room and garage.

Access to the building is gained via an entrance door into the communal hallway with stairs ascending to all floors. Within the apartment the front door leads into a spacious hallway with two useful storage cupboards and doors to the lounge, bedroom and shower room. The lounge situated to the front aspect with a large double glazed window providing excellent natural light. A door to the rear flows through to the kitchen, which is fitted with a range of eye level and base units as well as space for additional domestic appliances.

Bedroom one is also found at the front of the property with good natural light from a front aspect double glazed window. Completing the internal accommodation is the shower room is a good size with a modern suite comprising a low-level WC, pedestal wash hand basin and a large double walk-in shower and double glazed window to the rear.

The property further benefits from a large integral garage accessed from the rear of the building.

Situated close by to local shops and amenities including bus routes to surrounding areas. The apartment is approximately 100 yards from Weymouth seafront and promenade offering delightful walks with views across Weymouth Bay.

For further information, or to make an appointment to view this apartment, please contact Austin Estate Agents.

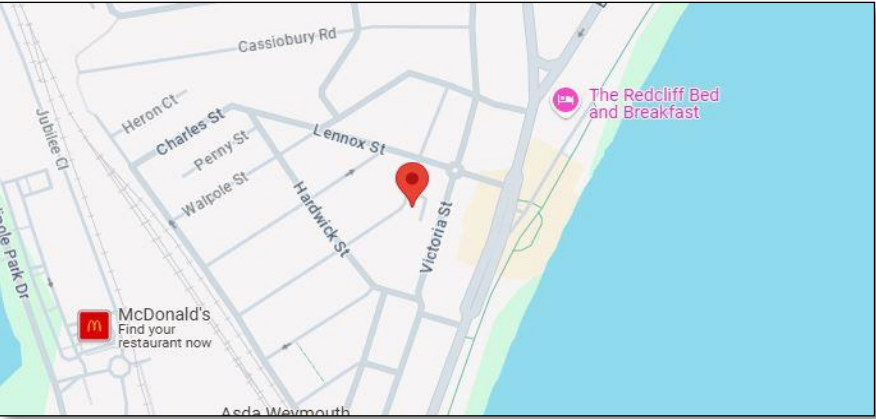
The vendor informs us that the lease has 79 years remaining. The annual service charges and ground rent are £1,346.48 and £80.00 respectively, paid bi-annually. Residential lettings are permitted. Holiday lets and pets are not allowed.



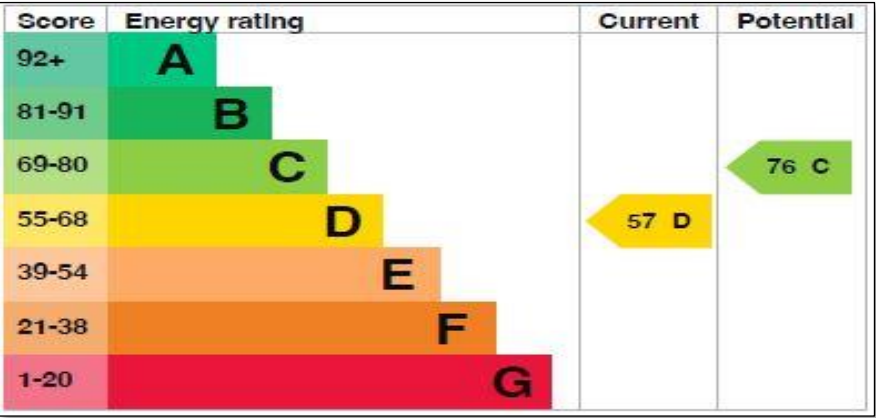
**FLOORPLAN:**



**LOCATION:**



**EPC:**



**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.