



AUSTIN   
ESTATE AGENTS

## **Stavordale Court**

Stavordale Road

Weymouth

Dorset

DT4 0AB

**Guide Price £145,000**

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### **SUMMARY**

- Purpose Built Second Floor Apartment
- Large Double Bedroom
- Open Plan Lounge / Kitchen / Diner
- Modern Fitted Kitchen
- Modern Bathroom
- Double Glazing
- Modern Electric Heating
- Garage in Block with Parking in Front
- Close to Weymouth's Inner Harbour & Town Centre
- No Onward Chain





## SUMMARY OF ACCOMMODATION

### APARTMENT

#### Entrance Hallway

**Lounge / Diner** 21' 4" x 11' 2" > 8' 6" (6.50m x 3.40m > 2.60m)

**Kitchen** 9' 8" x 9' 0" (2.95m x 2.75m)

**Bedroom** 18' 1" x 13' 11" (5.50m x 4.25m)

#### Walk-in Wardrobe

**Bathroom** 7' 9" x 5' 7" (2.35m x 1.70m)

### OUTSIDE

#### Garage

#### Off Road Parking

## THE PROPERTY

We are pleased to offer for sale this spacious, second floor apartment, which is being offered for sale with no onward chain. The property offers a modern fitted kitchen, a spacious lounge / diner, a large double bedroom and modern bathroom with double glazing and modern electric heating. Outside the apartment enjoys a garage in a block with parking to the front. The property is within easy walking distance of the picturesque Inner Harbour and Town Centre.

Access to the building is gained through the main entrance door leading through to a communal hallway with stairs to all floors. On the second floor, the front door to the apartment flows through to the reception hallway with doors to the lounge / diner, bedroom and bathroom. The lounge / diner is spacious with two double glazed windows giving the room an abundance of natural light. An open plan aspect naturally flows through to the kitchen area. The kitchen is tastefully fitted with a modern range of matching eye level and base units, colour co-ordinated worktop surfaces, integral four ring halogen hob, double electric oven and concealed extractor fan with space for additional domestic appliances. A double glazed window provides good natural light.

The bedroom is spacious with a double glazed window to the rear overlooking the gardens and garage. The bedroom has the added advantage of a large walk-in wardrobe with built-in shelves and drawers. The bathroom enjoys a modern suite comprising a low level WC, wash hand basin and 'p' shaped panelled bath with shower over, complementary tiling and an opaque double glazed window.

The property does offer some communal areas to the rear of the property. There is a garage in a block with an up and over door and parking to the front of the garage.

The apartment is situated within easy walking distance of Weymouth's picturesque Inner Harbour and Town Centre with many shops, cafes, restaurants and a theatre to enjoy. Local shops and amenities and bus routes to surrounding areas are also in close proximity. The Rodwell Trail, situated to the rear of the property, provides pedestrian and cycling access to the local beaches of Sandsfoot and Smallmouth Bay as well as Chesil Beach and the Isle of Portland, including the Weymouth and Portland Sailing Academy.

The vendor informs us that the lease has 944 years remaining. The service charge is currently £1,000 per annum with no ground rent to pay. Residential lettings are permitted, but holiday lets and pets are not.

To make an appointment to view this fabulous one bedroom apartment, please contact the team at Austin Estate Agents.



## FLOORPLAN:



## LOCATION:



## EPC:



COUNCIL TAX RATING: A

TENURE: Leasehold

**Austin Estate Agents**  **115 Dorchester Road, Weymouth, Dorset, DT4 7JY**  **Phone: 01305 858470**  **www.austinpropertyservices.co.uk**

### 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.