



AUSTIN
ESTATE AGENTS

Whiteside Apartments

Preston Road

Preston

Weymouth

DT3 6FU

Offers in Excess of £310,000

SUMMARY

- Modern Purpose Built Apartment
- Contemporary Styling Throughout
- Ground Floor with Private Patio Area
- Two Double Bedrooms
- Open Plan Lounge/Kitchen
- Main Bathroom & En-suite
- Allocated Parking Space plus Visitor Parking
- Several Years Remaining on New Build Warranty
- Highly Popular Location
- Walking Distance to Beach





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge Area 13' 3" x 17' 11" (4.04m x 5.47m)

Kitchen Area 11' 6" x 6' 4" (3.50m x 1.93m)

Bedroom One 9' 2" x 12' 3" (2.79m x 3.74m)

En Suite 3' 8" x 8' 5" (1.13m x 2.56m)

Bedroom Two 9' 4" x 8' 8" (2.84m x 2.65m)

Bathroom 6' 10" x 5' 11" (2.09m x 1.80m)

OUTSIDE

Private Patio Area

Allocated Parking Space

Communal Gardens



THE PROPERTY

We are delighted to offer to the market a modern, purpose built, two double bedroom ground floor apartment, situated in the heart of the highly popular residential location of Preston. This light and airy ground floor apartment benefits from a spacious open plan lounge/kitchen with bi-folding doors opening out onto a private patio area, two double bedrooms, family bathroom and en-suite shower room. Externally, the property has the benefit of an allocated parking space and the block offers a selection of visitor parking spaces as well as beautifully kept communal gardens.

Access is gained via the building's secure telephone entry system. Upon entering the communal entrance the apartment is located to the rear of the building on the ground floor. This modern and beautifully presented apartment boasts generous light and airy accommodation throughout. The large open plan lounge/kitchen offers rear aspect bi-folding doors which lead out to the apartment's private patio area. The lounge area is sizeable enough to house a wide selection of furniture. The contemporary fitted kitchen offers a good range of eye and base level storage cupboards with integral domestic appliances and a breakfast bar area.

Bedroom one is a bright double bedroom fitted with built in storage and has the additional benefit of a modern en-suite shower room, featuring double shower cubicle, vanity wash hand basin and WC. Bedroom two is also a double bedroom, with sliding door wardrobes. Completing the accommodation, located off the entrance hallway, is the bathroom, comprising a modern suite with panelled 'p' shaped bath and shower over, vanity wash hand basin and WC.

Externally, to the front of the building is the apartment's allocated parking space and a selection of visitor spaces. To the rear of the property there is a private patio area, ideal for al-fresco dining and overlooking a selection of the well-tended communal gardens.

The property is located in Preston, one of the most sought after areas of Weymouth, and is close by to local amenities including village shops, a bistro, delicatessen, beauty salon and doctors' surgery. It is also within close proximity to the Jurassic Coast with many breathtaking walks to enjoy. The beautiful beach at Overcombe is literally a few moments walk from the apartment! Weymouth town centre with its many restaurants, bars, beaches and theatre is approximately just over a couple of miles away and is easily reached by the frequent bus services.

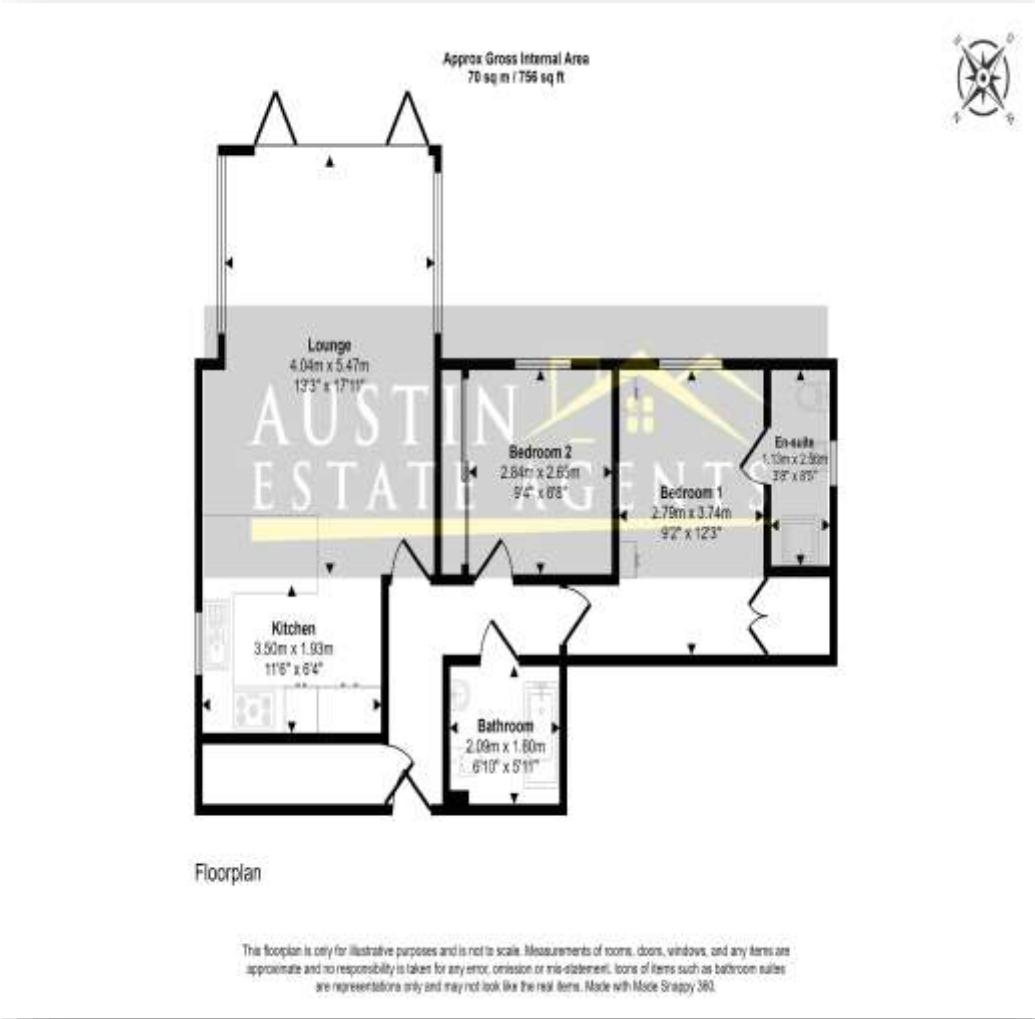
For further information, or to make an appointment to view this fabulous executive apartment, please call Austin Estate Agents.

The vendor informs us that the lease is 999 years from 2015. The service charges £1,800 per annum. Pets and lettings are not permitted.





FLOORPLAN:



LOCATION:



EPC:

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

COUNCIL TAX RATING: D **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.