



AUSTIN 
ESTATE AGENTS

Balmoral Court

Kirtleton Avenue
Weymouth
Dorset
DT4 7PS

Offers in Excess of £140,000

SUMMARY

- Generously Sized One Bedroom Ground Floor Apartment
- Potential to Re-Configure into Two Bedrooms
- Light & Airy Lounge with French Doors to Garden
- Modern Fitted Kitchen / Diner with Garden Views
- Contemporary Bathroom with Stylish Suite
- Gas Central Heating & Double Glazing Throughout
- Allocated Off Road Parking
- Direct Access to Communal Gardens
- Residential Lets Permitted. Holiday Lets & Pets Subject to Approval
- No Onward Chain





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge 12' 8" x 15' 1" (3.86m x 4.61m)

Kitchen / Diner 11' 11" x 11' 10" (3.62m x 3.61m)

Bedroom One 12' 8" x 12' 6" (3.87m x 3.82m)

Bathroom 8' 8" max x 6' 9" max (2.63m max x 2.07m
max)

OUTSIDE

Allocated Parking

Communal Garden

THE PROPERTY

We are pleased to bring to market this exceptionally spacious, purpose-built ground floor apartment, ideally located just a short stroll from Weymouth's picturesque seafront. Now available at a new, competitive price, this versatile property offers outstanding potential, including the possibility of converting the layout to create a second bedroom, subject to any necessary approvals. The apartment comes with a share of freehold with 467 years remaining and a low service charge of £75.00 per month.

The accommodation includes an entrance hallway, which is spacious and welcoming with doors to all rooms and a built-in storage cupboard. The lounge is a large, light-filled room, which offers flexible living space and could easily accommodate a sectioned-off area for a second bedroom / study or kitchen. Features include French doors and full-length windows overlooking and opening to the communal gardens, plus a coal-effect electric fire for added comfort. The kitchen / diner is well-appointed with a range of modern eye-level and base units and space for appliances. A large window provides excellent natural light and views over the rear gardens.

The bedroom is currently configured as a spacious double with a front-facing double-glazed window. The bathroom is modern and stylish, fitted with a 'P'-shaped panel bath and shower, vanity unit with wash hand basin, low-level WC, heated towel rail, and tiled surrounds.

Outside the apartment includes an allocated parking space and access to well-maintained communal gardens, which is mainly laid to lawn with mature borders.

Situated just a quarter of a mile from Weymouth beach and esplanade, the property is ideally located for local shops, amenities, and excellent transport links via nearby bus routes.

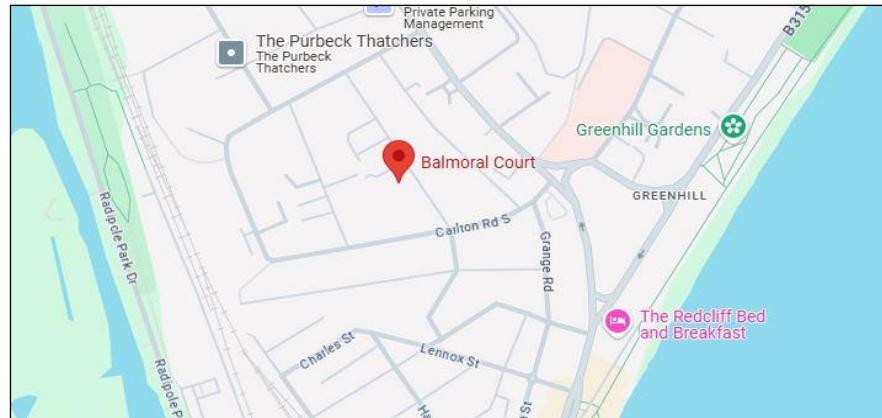
This is a rare opportunity to acquire a large, adaptable apartment with huge potential at a newly reduced price. For further information, please contact the team at Austin Estate Agents.

Our vendor informs us that the property comes with a share of freehold with 467 years remaining on the lease. There is no ground rent to pay with service charges currently £75.00 per month. Residential lettings are permitted. Holiday lets and pets are subject to the agreement of management company and directors.

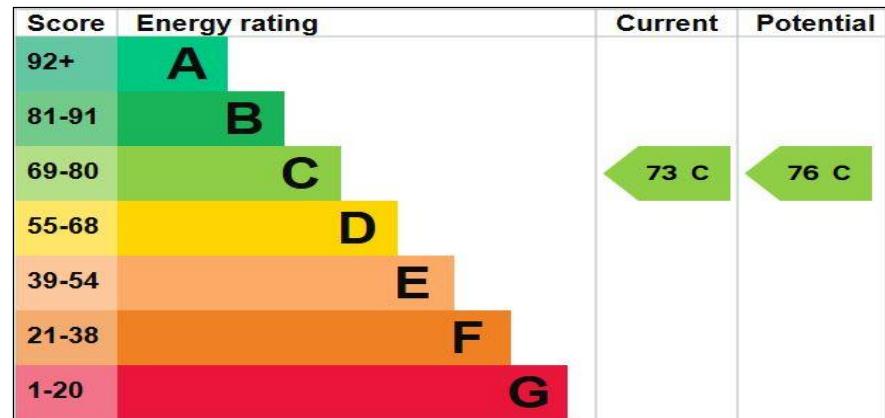
FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: A TENURE: Share of Freehold

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.