



AUSTIN   
ESTATE AGENTS

## Wellington Court

Barrack Road

Weymouth

Dorset

DT4 8UA

**£170,000**

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### SUMMARY

- **Grade II Listed, First Floor, Apartment**
- **Two Double Bedrooms**
- **Spacious Lounge**
- **Electric Night Storage Heating**
- **159 Years Remaining on The Lease**
- **White Bathroom Suite**
- **Sought After Location Well Located for the Inner Harbour**
- **Pleasant Communal Gardens**
- **Allocated Parking Space**
- **No Onward Chain**





## SUMMARY OF ACCOMMODATION

### APARTMENT

#### Entrance Hallway

**Lounge** 13' 0" x 12' 8" (3.97m x 3.85m)

**Kitchen** 8' 3" x 7' 6" (2.51m x 2.28m)

**Bedroom One** 12' 6" x 8' 6" (3.80m x 2.60m)

**Bedroom Two** 12' 6" x 7' 9" (3.82m x 2.37m)

**Bathroom** 6' 11" x 5' 6" (2.10m x 1.68m)

### OUTSIDE

**Allocated Parking Space**

**Communal Gardens**

## THE PROPERTY

We are delighted to offer for sale this Grade II listed, first floor, apartment situated close to Nothe Gardens and the picturesque Inner Harbour. The property enjoys two double bedrooms, fitted kitchen and bathroom as well as an allocated parking space.

The apartment entrance door opens into a welcoming reception hallway with doors to the lounge, two bedrooms, bathroom and airing cupboard as well as access to a loft. The lounge enjoys a large, glazed sash window, flooding the room with plenty of natural light. The kitchen is fitted with a good range of modern matching eye and base level units, integral four ring hob, electric oven and stainless steel extractor hood. There is space and plumbing for additional domestic appliances.

Both bedrooms one and two retain space for double beds, with both enjoying an abundance of natural light. The white fitted bathroom suite comprises a pedestal wash hand basin, low-level WC, panelled bath with shower and complementary tiling.

Externally, the property boasts well-tended communal gardens and a privately allocated parking space.

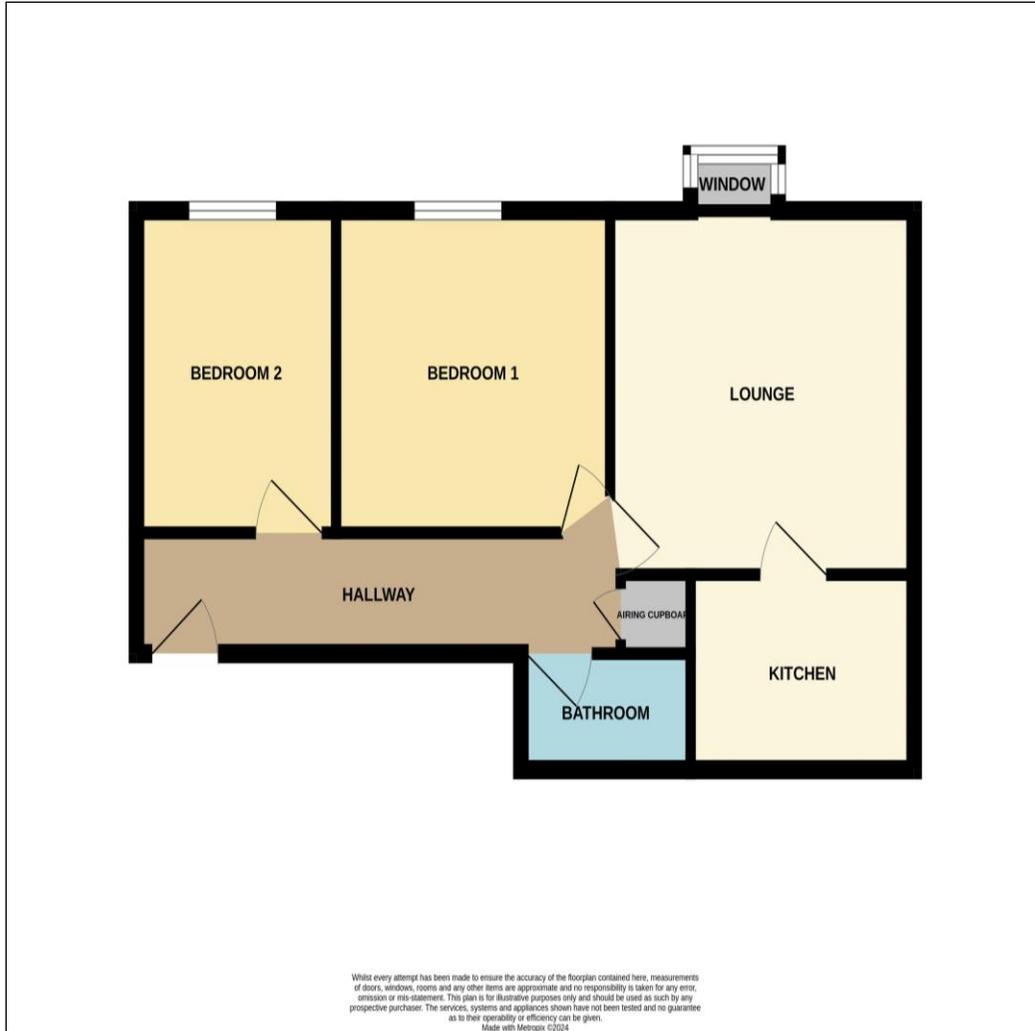
Wellington Court is located just minutes from Weymouth's quaint old harbour. There are many local amenities close to hand including local shops, restaurants, public houses, bars and a theatre. Beautiful coastal walks along Nothe Gardens and Newton's Cove are also close to hand.

For more information, or to make an appointment to view, please contact Austin Estate Agents.

We are informed by the vendors that the lease has 159 years remaining. The annual ground rent and service charges are £63.00 and £2,018 respectively. Residential lettings and pets are permitted. Holiday lets are not.



**FLOORPLAN:**



**LOCATION:**



**EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX RATING: B      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.