



AUSTIN
ESTATE AGENTS

Waverley Court

Waverley Road

Weymouth

Dorset

DT3 5EE

£190,000

SUMMARY

- **Ground Floor Apartment**
- **Two Double Bedrooms**
- **Spacious Lounge/Diner**
- **Kitchen & Bathroom**
- **Garage & Parking**
- **Generous Amounts of Storage**
- **Share of Freehold**
- **Highly Popular Location**
- **Close To Local Shops & Bus Routes**
- **No Onward Chain**





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge / Diner 16' 8" x 13' 2" (5.08m x 4.01m)

Kitchen 10' 5" x 7' 8" (3.18m x 2.33m)

Bedroom One 10' 4" x 13' 1" (3.14m x 3.99m)

Bedroom Two 12' 6" x 11' 6" (3.80m x 3.50m)

Bathroom 5' 10" x 6' 10" (1.78m x 2.09m)

OUTSIDE

Communal Gardens

Garage

THE PROPERTY

We are delighted to offer to the market with no onward chain, a spacious, light and airy, two double bedroom, ground floor, purpose built apartment. Located in the ever popular Waverley Court the apartment benefits from a sizeable lounge/diner, two double bedrooms, bathroom, ample amounts of storage, electric heating and double glazing throughout. Externally the apartment further offers a single garage and parking.

Access is gained via the building's communal front door, which then provides internal access to the apartment which is located on the ground floor. Upon entering the apartment you are greeted by a welcoming entrance hallway, where doors lead to all principal rooms. The deceptively spacious front aspect lounge/diner boasts a large window, which allows ample amounts of natural light to flood the room. This excellent sized room is spacious enough to house a dining room table and sofa's. The kitchen benefits from a range of eye and base level storage cupboards with space for domestic appliances.

Both bedrooms one and two are bright, rear aspect, double bedrooms. Both bedrooms offer built in storage cupboards. To complete the accommodation is the bathroom, comprising a bath with shower over, wash hand basin and WC. Located off the entrance hallway are three further storage cupboards.

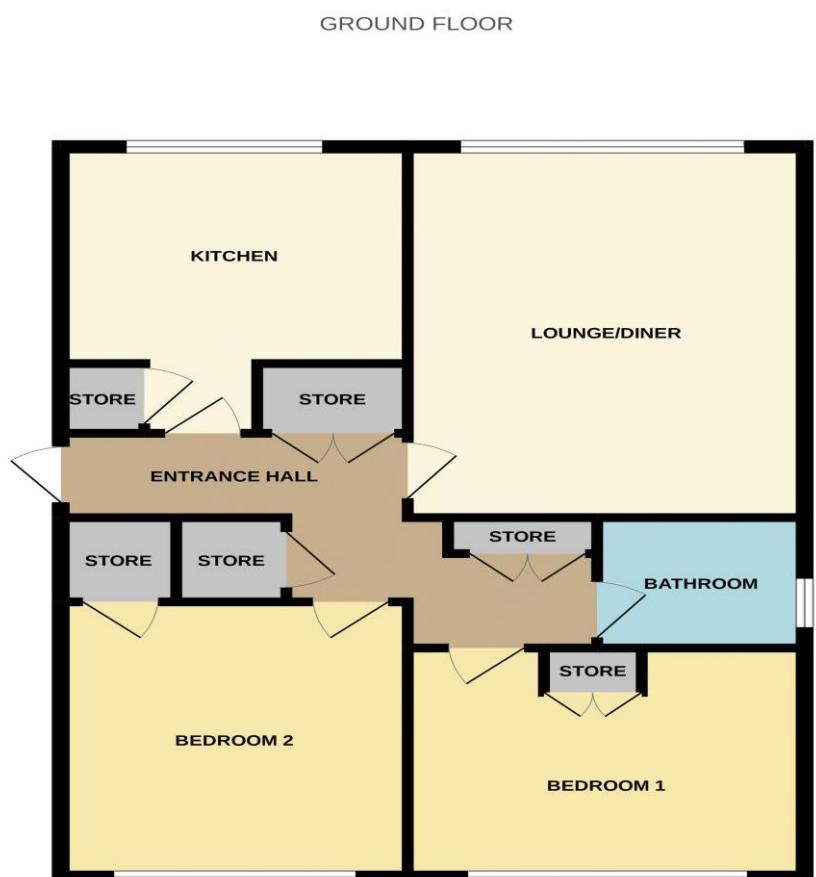
Externally, the property offers communal gardens to both front and rear, which are maintained to a good standard with attractive plants and shrubs as well as a communal drying area. Additionally, there is a garage in a block with an up and over door allocated to the apartment.

The apartment is located on the Lodmoor / Radipole borders, close by to local shops and amenities including bus routes to Dorchester and Weymouth town centres. It is within easy access of the Weymouth relief road.

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



FLOORPLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.
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LOCATION:



EPC:

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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.