



AUSTIN
ESTATE AGENTS

Spinnaker View

Weston Road

Weymouth

Dorset

DT4 8JG

Offers in Excess of £275,000

SUMMARY

- Deluxe Top Floor Purpose Built Apartment
- Enjoying Direct Views Overlooking Weymouth Harbour
- Spacious Open Plan Lounge/Dining/Kitchen
- Two Double Bedrooms
- Family Shower Room & En-suite
- Private Balcony
- Secure Underground Parking
- Communal Facilities & Lift Access
- No Onward Chain
- Walking Distance To Weymouth Harbour & Beach





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge 16' 0" max x 14' 6" plus recess (4.88m max x 4.43m plus recess)

Kitchen Area 7' 8" x 8' 4" (2.34m x 2.53m)

Balcony

Bedroom One 9' 7" x 10' 0" (2.93m x 3.04m)

En Suite 11' 5" max x 4' 2" (3.48m max x 1.28m)

Bedroom Two 11' 8" max x 6' 0" (3.55m max x 1.84m)

Shower Room 4' 2" plus recess x 6' 9" (1.27m plus recess x 2.06m)

COMMUNAL AREAS

Gym

Sauna

Seating Area

OUTSIDE

Secure Underground Parking

THE PROPERTY

We are delighted to offer to the market a beautifully presented, light and airy, top floor, purpose built, modern apartment. This spacious two double bedroom apartment boasts a generously sized open plan lounge/dining/kitchen, a private balcony enjoying views of Weymouth Inner Harbour, family shower room and en-suite bathroom with gas central heating and double glazing, along with a secure underground allocated parking space. The complex offers a range of communal facilities that include a gym, sauna room and outside seating area. Being offered for sale with no onward chain, viewings are highly advised to appreciate the size, space and location on offer.

Access to the apartment is gained via the building's secure key fob entry system into the communal entrance hallway. Upon entering the entrance hallway both stairs and lift rise to the top floor where the apartment is located.

Upon entering the apartment, you are greeted by a welcoming hallway, where doors lead to all principal rooms. This impressive modern apartment boasts a large front aspect open plan lounge/dining/kitchen with three sets of double doors opening out onto the private balcony where the direct views to Weymouth's Inner Harbour can be enjoyed. The lounge area is a deceptively spacious area, the dining area is large enough to house a six person table and chairs. The modern fitted kitchen comprises a range of colour matching base and eye level storage cupboards as well as a range of integral appliances. The balcony is a private space laid to patio where the direct inner harbour views can be enjoyed.

Bedroom one is a spacious double bedroom with built in sliding mirror door wardrobe. Bedroom one further comprises a en-suite bathroom with Jacuzzi bath with shower attachment, wash hand basin and WC. Bedroom two is a further double bedroom with fitted storage. Completing the accommodation is the modern fitted family shower room, located off the entrance hallway.

Externally, the building boasts a secure underground parking area with remote control security gates allowing access, which is where the allocated parking space can be found. The building further benefits from communal facilities such as gym and sauna room strictly for residents and a outside seating area.

Situated in a central position close to Weymouth Town Centre with its many restaurants, bars, shops and theatre. Local shops and amenities are very close to hand including Asda superstore. The picturesque inner and old harbours are a short stroll away.

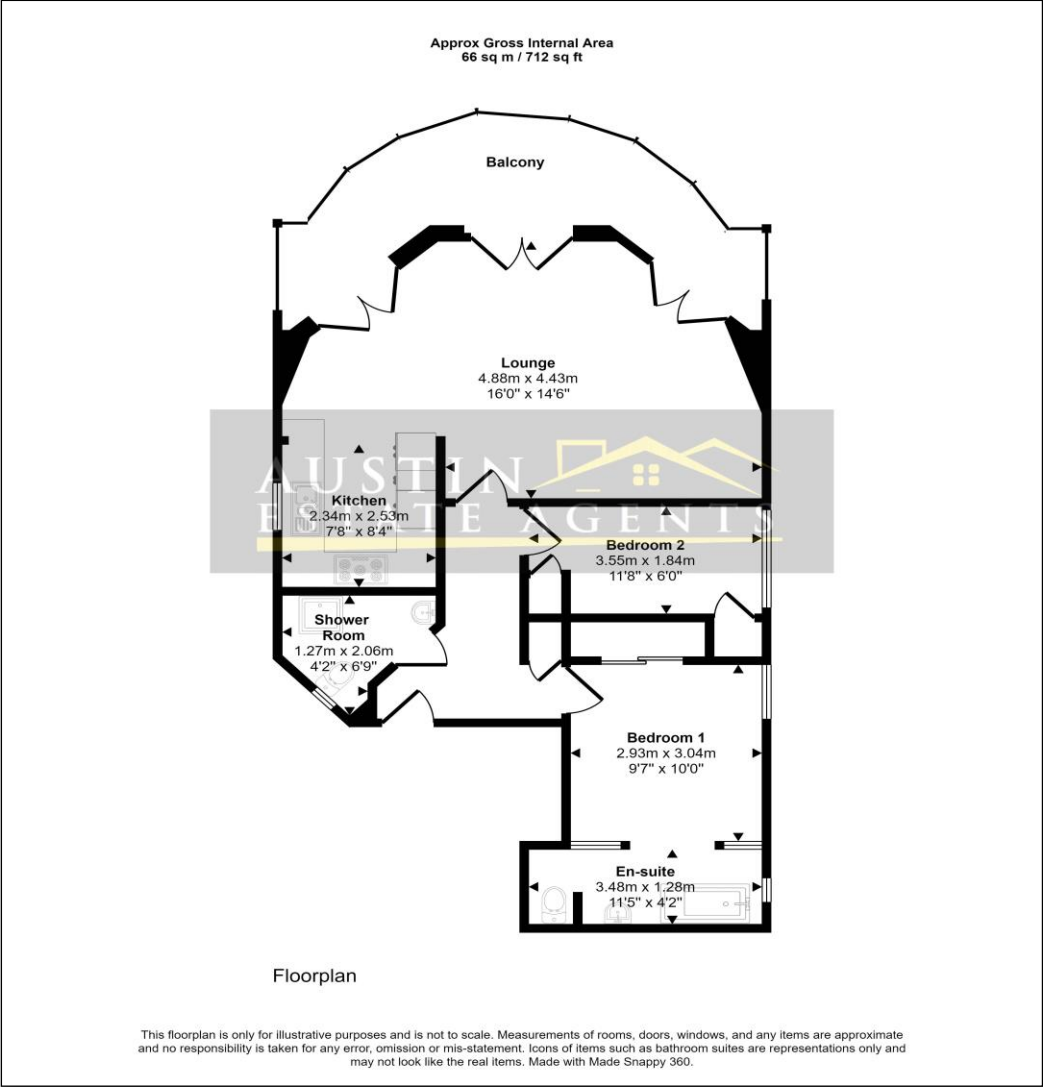
For further information, or to make an appointment to view this fantastic apartment, please contact Austin Estate Agents.

The vendor informs us that the apartment has 1/16th share of freehold with a 999 year lease. The annual service charges and ground rent are £1,893.96 and £100.00 respectively. Holiday letting / AirBnB / pets are not permitted.

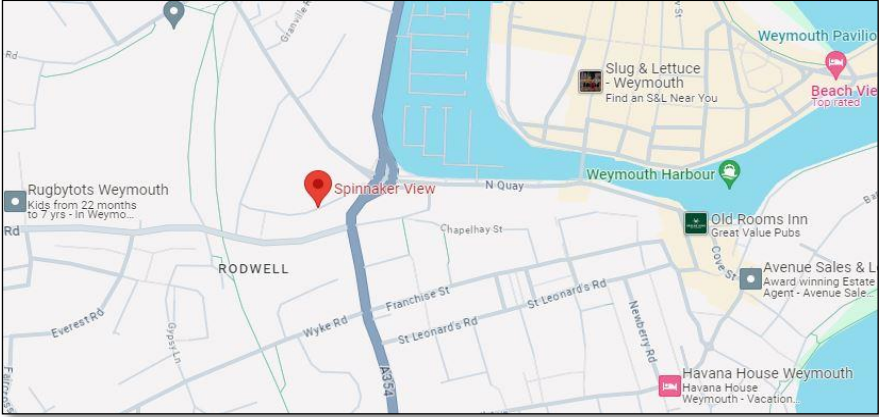




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: C TENURE: Share of Freehold

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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.