



AUSTIN 
ESTATE AGENTS

The Spinnakers

Dorchester Road

Upwey

Weymouth

DT3 5FN

£170,000

SUMMARY

- **Ground Floor Apartment**
- **Tastefully Decorated Throughout**
- **Two Double Bedrooms**
- **Open Plan Lounge / Diner / Kitchen**
- **Modern Fitted Kitchen**
- **En-Suite Shower Room & Dressing Area to Main Bedroom**
- **Family Bathroom**
- **Double Glazing & Gas Central Heating**
- **Allocated Parking & Visitors Parking**
- **Sought After Upwey Location**





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge Area 13' 5" x 11' 4" (4.10m x 3.45m)

Kitchen Area 9' 6" x 5' 11" (2.90m x 1.80m)

Bedroom One 18' 6" x 10' 6" (5.65m x 3.20m)

En-Suite Shower Room

Dressing Area

Bedroom Two 13' 5" x 9' 8" (4.10m x 2.95m)

Bathroom

OUTSIDE

Allocated Parking

Visitors Parking

Communal Gardens

THE PROPERTY

Austin Estate Agents are pleased to offer for sale this delightful ground floor apartment, presented to the market with no onward chain. The property accommodation comprises an open plan lounge / kitchen / diner, two double bedrooms, en-suite shower room and dressing area as well as a family bathroom with double glazing and gas central heating throughout. Outside the apartment further benefits from allocated parking, visitors parking and well-tended communal gardens. We strongly advise viewing to appreciate its appeal.

From the apartment entrance door, access is gained into attractive reception hallway hosting doors to the lounge area, two bedrooms, family bathroom and a useful storage cupboard. The open plan lounge / dining / kitchen area is a light and airy, spacious room with two large double glazed, front aspect, windows allowing plentiful light to enter the room. The kitchen is fitted with a range of modern eye level and base units, integral four ring gas hob, electric oven, stainless steel extractor canopy and fridge freezer. There is space and plumbing for a washing machine.

The apartment enjoys two double bedrooms with a pleasant outlook of the communal gardens to the rear. Bedroom one offers a large double glazed window providing excellent natural light and further benefits from an en-suite shower room with independent shower cubicle, low-level WC, wash hand basin and tiling as well a dressing area / wardrobe. Bedroom two also enjoys a built in wardrobe and good natural light. The main bathroom is fitted with a white suite comprising a WC, pedestal wash hand basin, panelled bath with shower attachment over and tiling to the walls and floor.

The property benefits from its own personal parking space plus visitors parking on the development. The communal gardens are well-tended with lawned areas and attractive plants and shrubs to borders.

This well-presented apartment is situated in the village of Upwey, where there are local amenities including local shops, a well-regarded public house and tea rooms. Transport links are favourable with regular bus routes to surrounding areas. Upwey Train Station hosts links to London Waterloo and Bristol Temple Meads. Stunning countryside walks span over and around Upwey and Weymouth.

For more information or to book an appointment to view this apartment, please contact Austin Estate Agents.

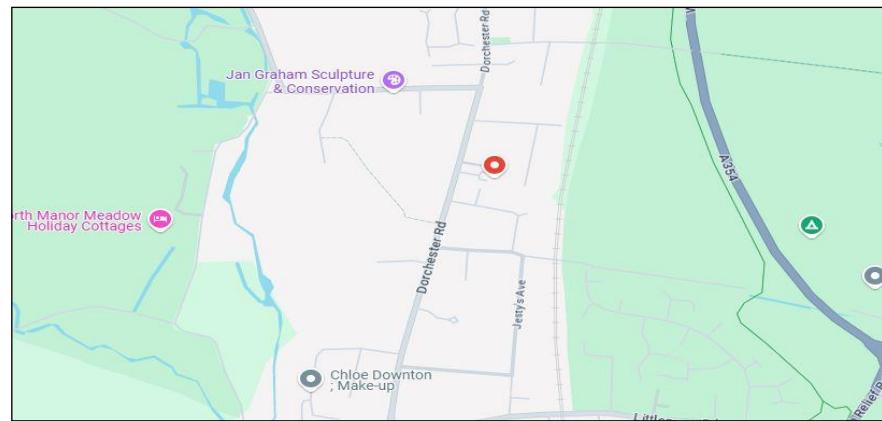
We have been informed that the lease has 112 years remaining. The service charge is £1,796.04 per annum and the ground rent is £150.00 per annum. Pets are allowed at the discretion of Trinity Estates. The vendor is investigating whether sub lettings and holiday lettings are permitted.



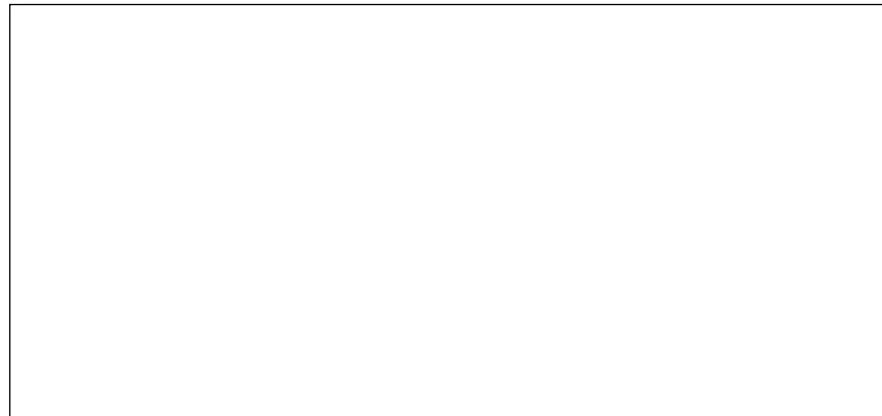
FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: B **TENURE: Leasehold**

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.