



## TWO DOUBLE BEDROOM APARTMENT close to BEACH

**Offers Over £175,000** Share of Freehold

Moments from beach a light and spacious FIRST FLOOR APARTMENT with TWO DOUBLE BEDROOMS in CENTRAL WEYMOUTH. Great OPEN PLAN living space with large accommodation, CHARACTER WOOD FLOORING, OVER HEAD WOODEN BEAMS. This property is being sold with a SHARE OF FREEHOLD, NEW LEASE and NO UPPER CHAIN.

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## FIRST FLOOR APARTMENT with CENTRAL location and close to BEACH

Stanley street is in the ideal central location giving you quick access to Weymouth's award-winning beaches and close to all local amenities such as the Train Station and supermarkets. The property also benefits from being just a short walk into Weymouth's Town Centre and stunning, bustling Harbour, where you will find an abundance of boutique shops, cafes and restaurants. Weymouth is a beautiful seaside town situated halfway along the Jurassic Coast and just 7 miles south of the Dorset county town of Dorchester. The Jurassic Coast is an ideal location for a range of activities from water sports to hiking routes along the various cliffs, fossil hunting and rock climbing.

Tenure: Share of Freehold (999 years)

### Shared Entrance

Stairs to own door.

### Hallway

- 0.91m x 8.23m (- 3' x 27' )

Enter hallway via wood front door, doors to all rooms, wall mounted radiator, wooden beams throughout.

### Bathroom

- 1.83m x 2.13m (- 6' x 7' )

Front aspect double glazed obscured window, low level wall basin and vanity unit, laminate flooring, low level WC, airing cupboard, walk in shower, wall mounted radiator.

### Bedroom 1

- 4.27m x 2.74m (- 14' x 9' )

Front aspect double glazed window, open beam, wall mounted radiator, power points, storage cupboard.

### Bedroom 2

- 4.27m x 2.44m (- 14' x 8' )

Front aspect double glazed window, open beams, wall mounted radiator, power points.

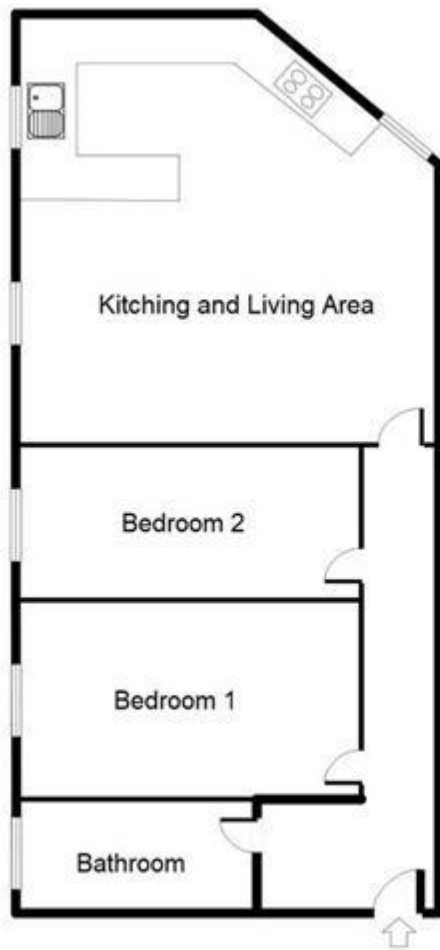
### Living room

- 5.18m x 8.23m (- 17' x 27' )

Open plan living area, front and rear aspect double glazed windows, wood flooring onto laminate kitchen, wooden ceiling and beams. Kitchen area - Stainless steel 1 1/2 sink unit, built in gas hob and oven, space for fridge freezer and washing machine, breakfast bar, boiler.







Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.