



## Preston Road, Weymouth

**£275,000** Leasehold

**SSTC**

TWO DOUBLE BEDROOM purpose built, first floor apartment with spacious living areas and GARAGE. MOMENTS FROM OVERCOMBE BEACH in the popular area of PRESTON. Property boasts large modern kitchen/diner with dual aspect windows and light and airy lounge with full size patio door onto private balcony.

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## TWO DOUBLE BEDROOM purpose built first floor apartment with spacious living areas and GARAGE

Spacious two bedroom apartment in the sought after area of Preston. This property is set back from Preston Road, close to Bowleaze covey and Overcombe corner. Enjoy the local walks available along the stunning promenade or Lodmoor Nature reserve. Preston offers short walks to a bus stop with routes into Weymouth and along the Jurassic Coast, local convenience shop, post office and cafes. Just a short scenic drive takes you to the Historic town of Weymouth and its picturesque harbour.

Tenure: Leasehold

Ground Rent:

### Communal Entrance

Wood effect UPVC glass panelled front door into communal hallway. Stairs to first floor with obscured glass wooden door to apartment.

### Entrance hall

Wooden door into hallway with laminate flooring, wall mounted radiator, Power points. BT master socket and Entry phone system. Doors to all rooms. Built in storage with shelves and hanging space.

### Lounge

- 3.62m x 4.96m (- 11' 11" x 16' 3")

Front aspect room with large wood effect UPVC double glazed patio door onto balcony, glass door to kitchen and wall mounted radiator.

### Kitchen /Diner

- 5.29m x 3.01m (- 17' 4" x 9' 11")

Multi aspect room Front and Side with Wooden effect double glazed windows, tiled flooring. Glass panel wooden door to lounge, large bay window behind sink with mixer tap, wall mounted radiator. Kitchen suite fitted with a range of eye and base level units, space for washing machine, gas oven and Integrated fridge freezer.

### Bedroom 1

- 3.21m x 3.82m (- 10' 6" x 12' 6")

Front aspect brown wood effect double glazed window. Wall mounted radiator. Double built in storage units with shelf and hanging space, door to en-suite.

### En-suite

- 0.84m x 2.35m (- 2' 9" x 7' 9")

Side Aspect double glazed obscured window, lino flooring, shower cubicle with glass door, wall mounted hand wash basin and Low level WC.

### Bedroom 2

- 3.62m x 3.01m (- 11' 11" x 9' 11")

Rear Aspect brown wood effect UPVC double glazed windows with fitted blinds and obscured side aspect window, wall mounted radiator and power points.

### Bathroom

- 1.63m x 2.37m (- 5' 4" x 7' 9")

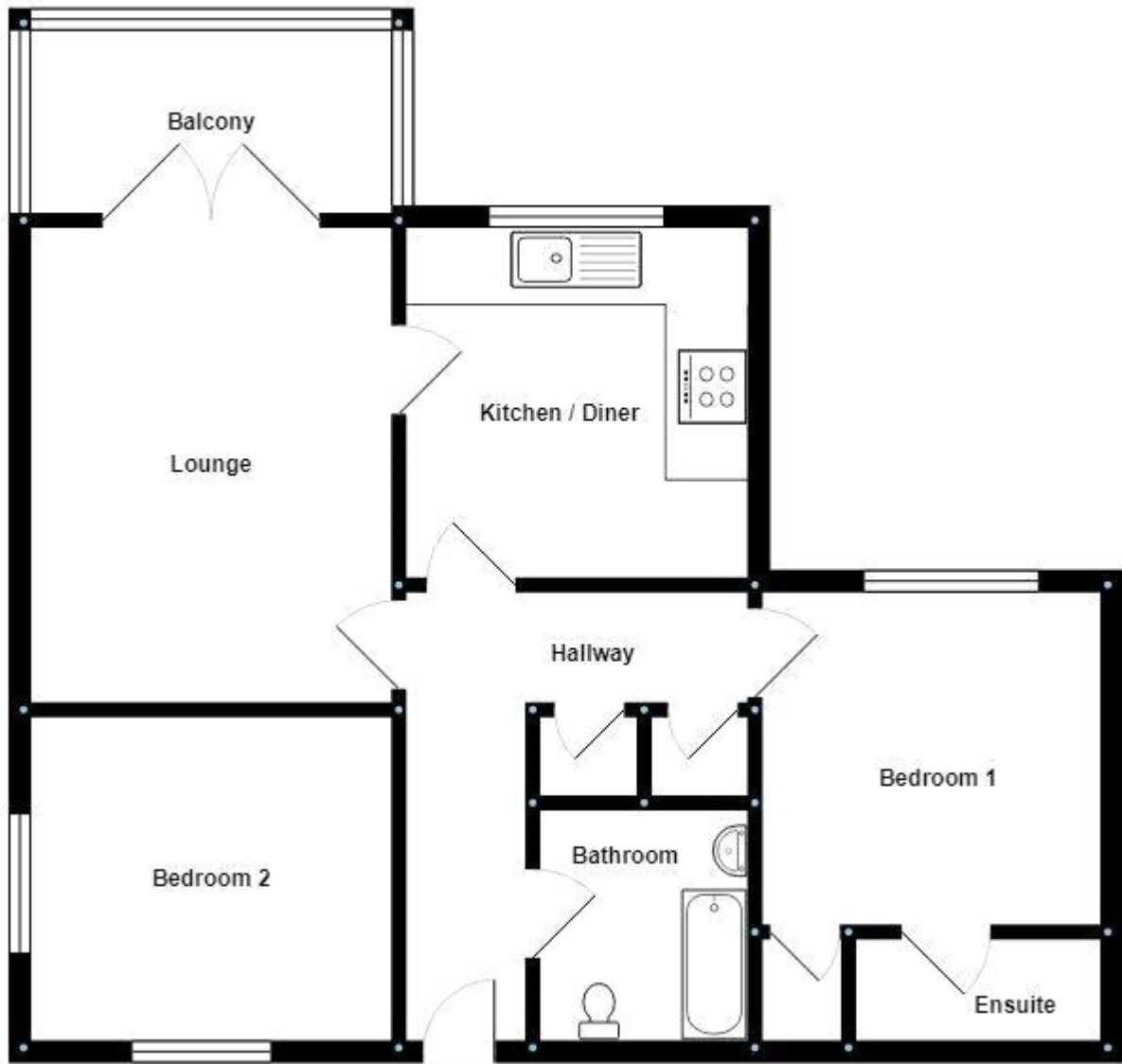
Suite comprises low level wash basin, low level WC, panelled bath with shower curtain and mixer tap shower. Heated towel rail behind door and extractor fan.

### Outside

Dropped kerb leads to driveway which leads to rear of property, garage access and visitor parking. South facing communal garden behind numbered garages with apple trees and bin storage. Laid to lawn with patio walkway.







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.