

**DIRECT**



**MOVES**



## **Abbots Court**

9 Ullswater Crescent, Weymouth DT3 5HE

- Spectacular views
- First floor with lift access
- Generous communal grounds
  - En-suite shower room
  - External storage room.
- Southerley facing balcony
  - Allocated parking
- Two double bedrooms
  - No onward chain
- Radipole, Weymouth

**Offers Over £220,000 Share of Freehold**





### **Situation**

This property is located in Ullswater Crescent set in a highly desirable private location, amongst mature trees and shrubs. Radipole Park Drive, The Swannery and Radipole Lake are also a short distance away providing a delightful route for cycling and walking into Weymouth town centre, a popular place among nature lovers and fishing enthusiasts. There is also a brand new children's park and a variety of exciting sports facilities including basketball courts and tennis courts.

Nearby are a range of amenities including popular public house, local butcher, Chemist and the new Weymouth Gateway where you will find; Costa Coffee, Dunelm, B&M and a wide selection of popular supermarkets such as Sainsburys & Morrison to name a few.

### **Entrance**

Front aspect communal door with communal stairway and lift leading to all floors.

### **Apartment Entrance**

Located on the first floor, front door leading to:

### Hallway

Large storage cupboard with shelving, thermostat, doors leading to:

### Lounge

12'9" x 17'8"

Rear aspect room with large full length double glazed window with uninterrupted views overlooking the nature reserve and Radipole lake, radiator, TV point, electric radiator, door leading to:

### Balcony

Private balcony with tiled flooring and railings, views overlooking the nature reserve.

### Kitchen/Diner

8'10" x 14'5"

Rear aspect room with double glazed window and views overlooking the nature reserve, range of eye and base level units with work surfaces over, space for white goods, plumbing for washing machine, wall mounted Vaillant boiler, strip light, radiator, partially tiled throughout, ceramic sink with draining board.

### Bedroom One

11'5" (max) x 16'4"

Rear aspect room with double glazed window, built in wardrobes with overhead storage cupboards, radiator, door leading to:

### En-Suite

Large shower cubicle, radiator, hand wash basin, low level WC, fully tiled throughout.

### Bedroom Two

9'2" x 13'9"

Front aspect room with large double glazed window, radiator.

### Bathroom

6'10" x 8'2"

Front aspect room with double glazed obscured window, mostly tiled throughout with panel enclosed bath, low level WC, hand wash basin, radiator.

### Communal Gardens

Mostly laid to lawn with patio walkways and mature shrubbery.

### Allocated Parking

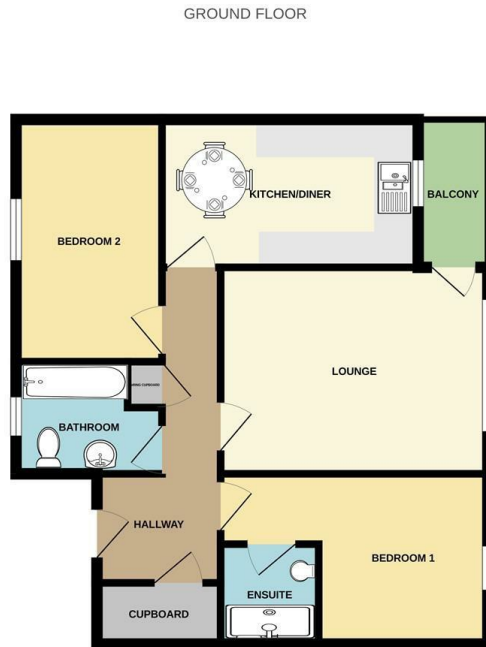
Located to the front of the property there is one allocated parking space along with visitor parking.

### Lease information

We are informed the flat has one share of the building freehold, there are 20 flats each with a share certificate. The management company is Abbotts Court Weymouth Ltd with £95 pcm per flat service charge.



Local Authority  
Council Tax Band C  
EPC Rating C



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and we accept no responsibility to take for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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