

Flat 4, Abbots Court, 9 Ullswater Crescent - DT3 5HE

£210,000

DIRECT MOVES









Flat 4

Abbots Court, Weymouth

Modern two-bed, two-bath flat with bright reception, private balcony, scenic views, stylish kitchen, off-road parking, and landscaped communal gardens in a well-kept contemporary building.
Council Tax band: G

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Private balconies
- Expansive communal garden
- Off-road parking
- Modern apartment building
- Abundant natural light
- Integrated kitchen appliances
- Built-in storage
- Balcony access from living areas
- Well-maintained landscaping
- Scenic countryside views

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

Lounge
12' 10" x 17' 9" (3.90m x 5.40m)
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.

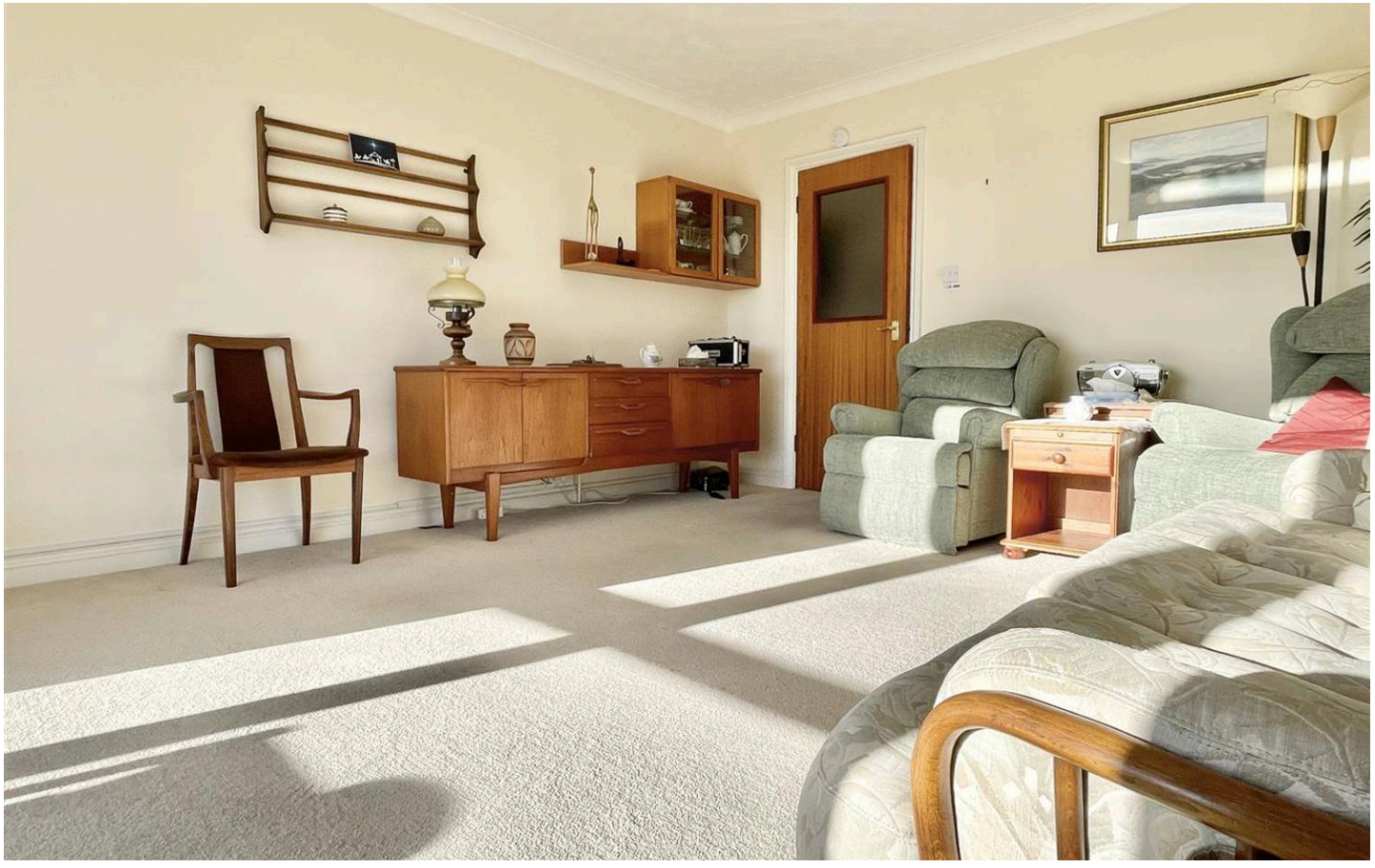
Kitchen / diner
8' 10" x 14' 5" (2.70m x 4.40m)
Rear aspect room with double glazed window and views overlooking the nature reserve, range of eye and base level units with work surfaces over, space for white goods, plumbing for washing machine, wall mounted Vaillant boiler, strip light, radiator, partially tiled throughout, ceramic sink with draining board.

Bedroom 1
11' 6" x 16' 5" (3.50m x 5.00m)
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 2
9' 2" x 13' 9" (2.80m x 4.20m)
Front aspect room with large double glazed window, radiator.

Bathroom
6' 11" x 8' 2" (2.10m x 2.50m)
Front aspect room with double glazed obscured window, mostly tiled throughout with panel enclosed bath, low level WC, hand wash basin, radiator.







GARDEN

Mostly laid to lawn with patio walkways and mature shrubbery.

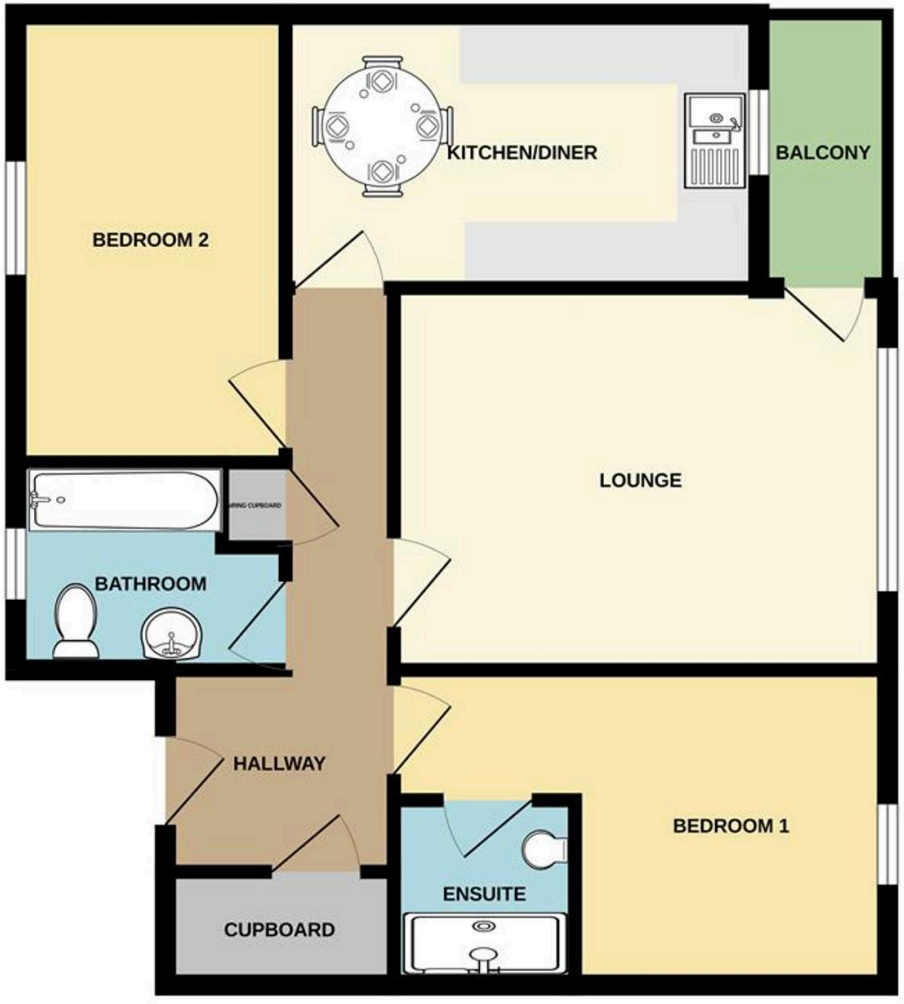
ALLOCATED PARKING

1 Parking Space

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

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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