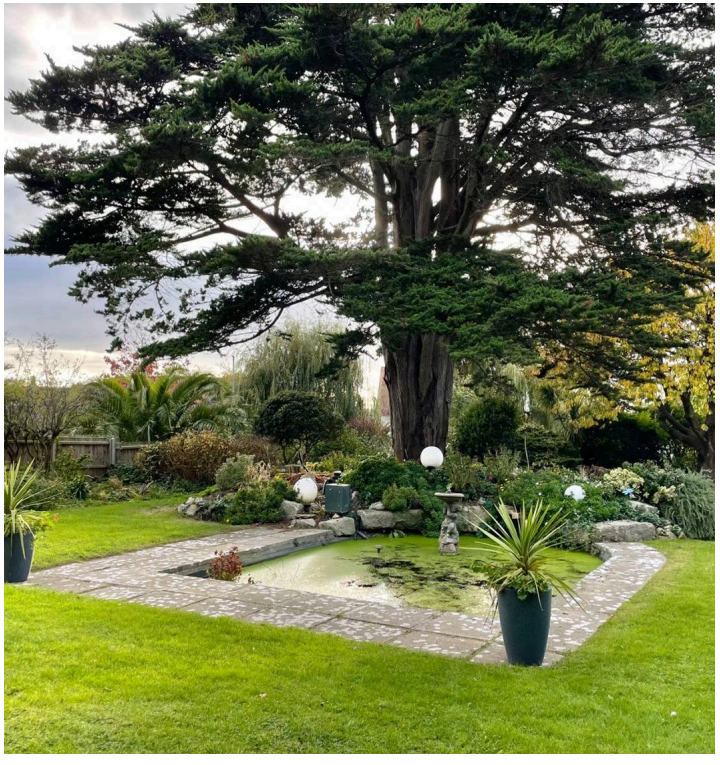


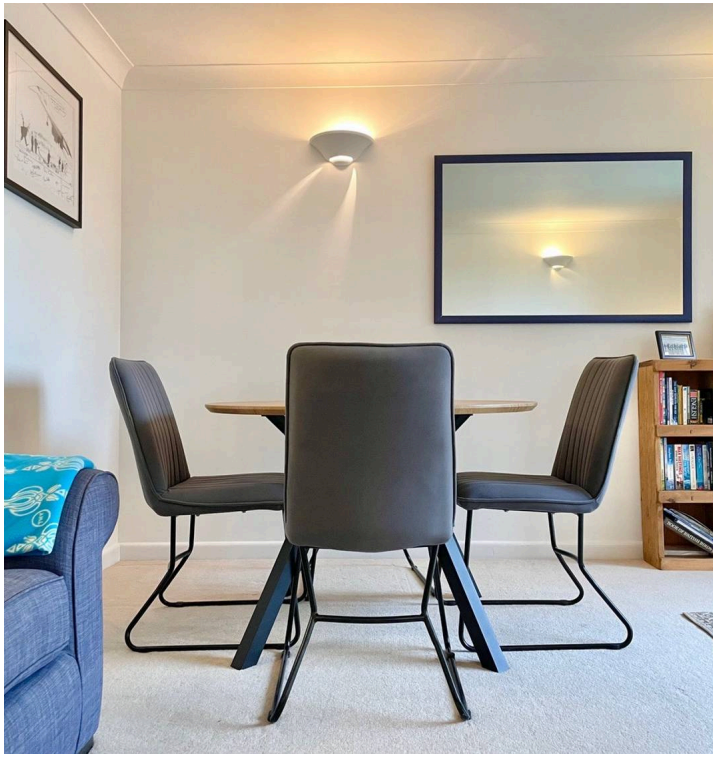
Flat 9, Willow Brook, 10 Preston Road - DT3 6PZ

In Excess of **£270,000**









Flat 9

Willow Brook, Weymouth

Council Tax band: D

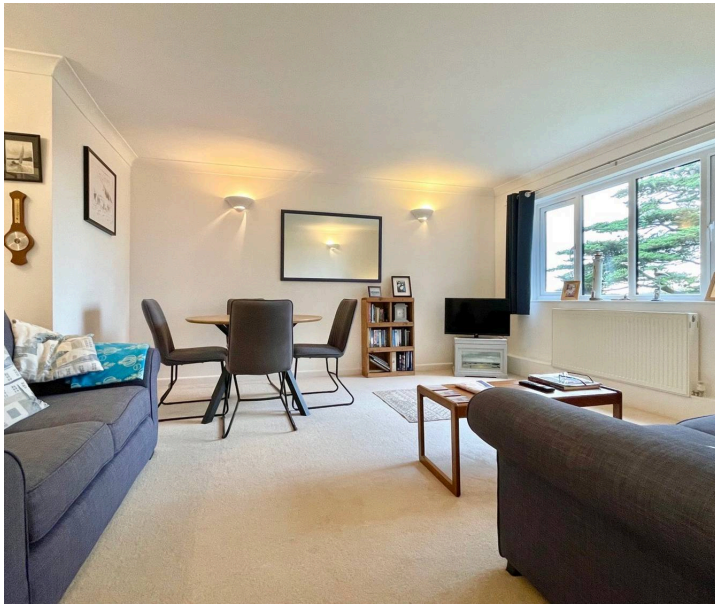
Tenure: Leasehold

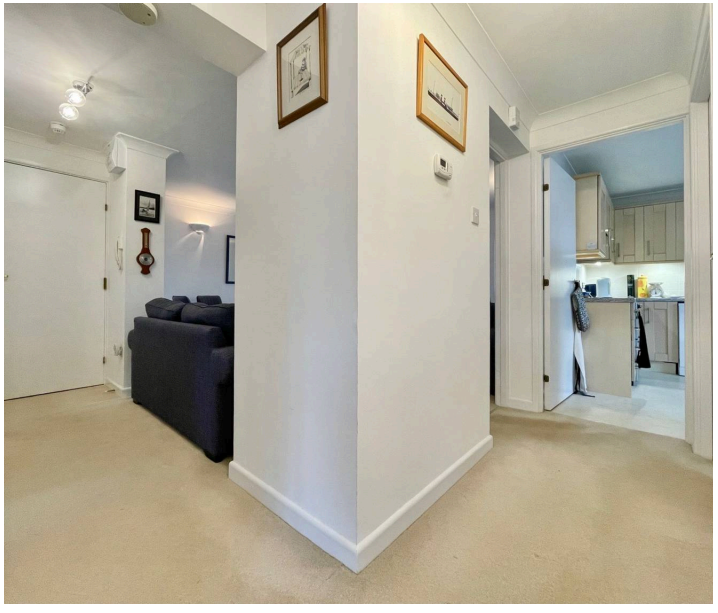
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Spacious first floor apartment set within beautifully maintained grounds
- Two well proportioned double bedrooms with pleasant outlook
- Nearby a host of local amenities including shops, dining facilities, the beach and excellent transport links
- Stylish open plan reception with stunning views over the residents grounds
- Highly desirable development available for residents only (No Lets/ Holiday Lets)
- Generous residents parking with space for visitors in addition to your own garage!
- Meticulously maintained residents grounds with charming greenery, trees, and a central pond
- Well managed development with recent cosmetic upgrades carried out and a regular gardener
- Long lease remaining and £150 pcm service charge
- Thoroughly maintained apartment with recent boiler service (09/2026)







Residents Hallway
The well presented residents hallway is accessed via a key and buzzer operated door. Inside, stairs lead up to the first floor landing where the flat entrance door is found with an internal separating door between.

Apartment Entrance
An immaculately presented hall, open plan with the reception room with partial walls creating a partition between the spaces. The newly installed consumer unit is secured on wall and three doors open into generous storage space.

Kitchen
11' 7" x 10' 4" (3.52m x 3.15m)
A side aspect kitchen with a range of eye and base level units with incorporated stainless sink with stylish stainless taps, under counter lighting, space for white goods under counter and oven with an extractor above. The boiler is mounted on wall (serviced 09/2026).

Reception Room
14' 1" x 13' 10" (4.30m x 4.21m)
A well proportioned reception room enjoying excellent outlook over the meticulously maintained residents grounds below, ample space for living room and dining space both spaces lit with wall lighting.







Bedroom One
13' 6" x 10' 6" (4.12m x 3.21m)
A generously proportioned primary bedroom with a large alcove providing ample space for wardrobes, outlook over the surrounding grounds and a door into the en-suite shower room.

En-Suite
5' 11" x 5' 6" (1.81m x 1.67m)
A side aspect en-suite shower room with a low level w/c, a hand wash basin with stainless taps and a shower with bi-fold glass door.

Bedroom Two
10' 6" x 8' 5" (3.21m x 2.57m)
A well sized double bedroom enjoying outlook over the surrounding grounds and double doors opening into built in wardrobe space.

Bathroom
8' 3" x 6' 2" (2.52m x 1.88m)
A side aspect partially tiled bathroom with a wall to wall bath tub including stainless taps and handheld shower attachment above, a heated towel rail, a hand wash basin with stainless taps and a low level w/c.







COMMUNAL GARDEN

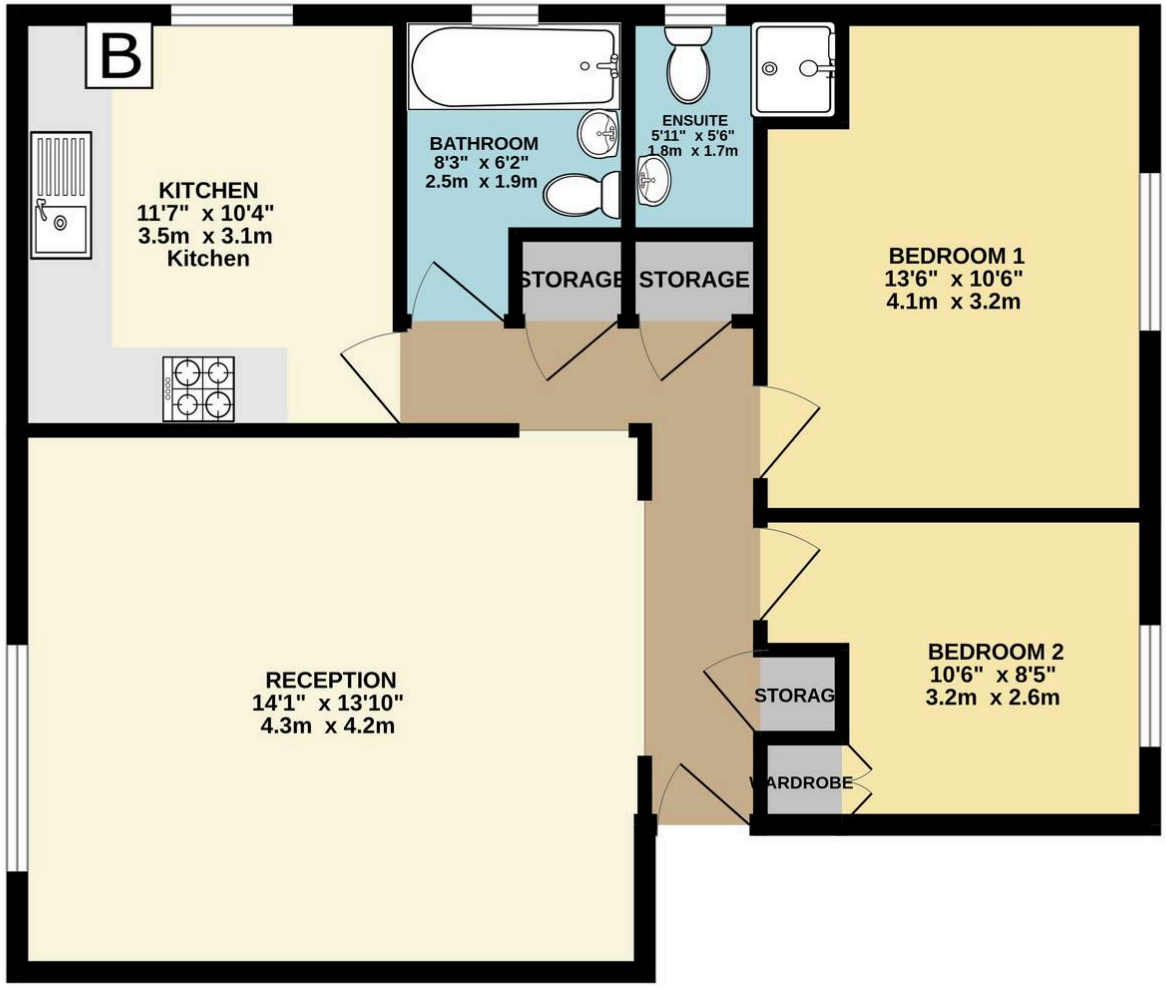
Residents at Willow Brook benefit from expansive and well maintained grounds with a variety of areas laid to lawn, patio areas and even a pond within the main residents garden. Throughout the development vast lawns with adorning shrubbery create vibrant spaces to socialise and entertain while cosy nooks provide excellent outdoor relaxation space. To the rear, behind the properties own garage, a collection of clothes lines are tucked neatly out of sight while still remaining easy to access for residents.

GARAGE

Single Garage

A dedicated garage with a pitched roof provides either additional parking or a excellent storage space, a rarity with properties so close to the beach.

FIRST 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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