



Melcombe Regis, Weymouth, DT4 7TE
Asking Price Of £230,000 Freehold



Melcombe Regis, Weymouth

2 Bedrooms, 2 Bathroom

Asking Price Of £230,000

- Greenhill
- No Onward Chain
- Ground Floor Purpose Built Apartment
- Two Double Bedrooms
- Share of Freehold
- Stones Throw from Weymouth Beach
- Garage & Parking

Occupying a beautiful location at Greenhill, a stone's throw from Weymouth Seafront, the beautiful Greenhill Gardens and Weymouth Beach is this ground floor purpose-built apartment.



Offered for sale with no onward chain the property has a communal entrance with glass panel door and entry security phone, into reception hall with access to the private postal boxes for each individual flat. A further glass panel door leads into a communal hallway which gives access to a communal lift which services all floors. From the communal hall is a door into the apartment leading into a private hallway with doors leading to bedroom two, which is a good sized double bedroom, door into a fitted kitchen, door into the master bedroom which leads to an en-suite shower room, door into a separate WC and door into a lounge/diner with double glazed doors onto a small balcony with some sea glimpses.

Outside to the side and rear of the block there are well tended communal gardens laid to lawn with mature hedging and shrubs, seating area, communal drying area and residents parking. The property also benefits from a garage in a block.

COMMUNAL ENTRANCE Security entry phone. Glass panel door into:

COMMUNAL RECEPTION Access to private mail boxes. Glass panel door into:

COMMUNAL ENTRANCE HALL Communal lift servicing all floors. Stairs to all floors. Private door into flat.

APARTMENTS ACCOMMODATION:-

ENTRANCE HALL Door from the communal hallway into the apartments private entrance hall which has doors to all accommodation. Security entry phone. Linen cupboard with heater.

BEDROOM 9' 1" x 9' (2.77m x 2.74m) Side aspect double glazed window enjoying distant countryside views, fitted double wardrobe, radiator.

BATHROOM 8' 11" x 4' 9" (2.72m x 1.45m) Side

aspect opaque double glazed window, suite comprising: panel enclosed bath, pedestal wash hand basin, complementary half tiling to walls, electric shaver socket, radiator.

KITCHEN 9' x 8' 10" (2.74m x 2.69m) Side aspect double glazed window, fitted kitchen comprising: range of wall and base units, work surfaces, Hoover washing machine, Hotpoint gas cooker, Vaillant boiler, complementary tiling to splash back areas, inset sink unit, radiator, fluorescent lighting and kitchen blind.

BEDROOM 13' 11" x 9' (4.24m x 2.74m) Side aspect double glazed window, three fitted drawers above bed area, three fitted wardrobes, glass doors, radiator, archway into:

ENSUITE Shower enclosure, complementary tiling to splash back areas, electric shaver socket, two door cupboard under dual wash basin.



WC Suite comprising: WC, wash hand basin with complementary tiling to splash back areas.

LOUNGE/DINER 23' 10" x 11' 11" (7.26m x 3.63m)
Double glazed sliding patio doors giving access to balcony with views towards Weymouth Seafront, TV aerial point, BT point, radiator, fireplace with glass doors and feature lighting, electric fire with convector heater, dimmer switch for lighting.
Dining Area: Side aspect sealed unit double glazed window enjoying distant countryside views, radiator.

GARAGE Well maintained garage in a block to the rear of the building.

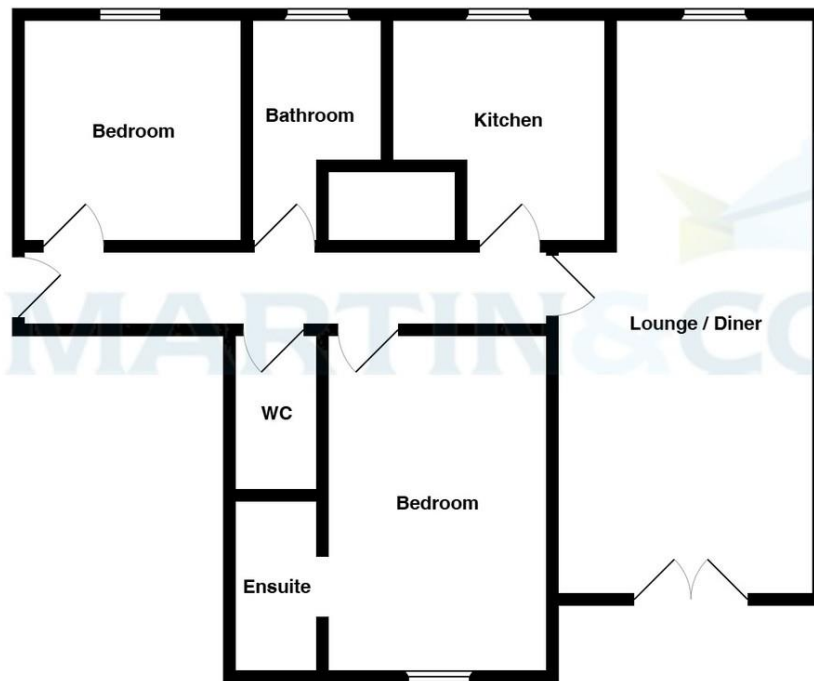
COMMUNAL GARDENS Large lawn area with mature shrub and flower planting, seating area, communal refuse and drying area, visitor and residents parking, access to the garage.

We have been informed by the vendor that the lease is 999 years from December 1999. The service charge is approximately £100 pcm.

We advise that all lease information is checked via a solicitor/conveyancer.







All measurements are approximate and for display purposes only

Martin & Co Weymouth

2 St Thomas Street • • Weymouth • DT4 8EW
T: 01305775504 • E: weymouth@martinco.com

01305775504

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.