



**Willow Court, Weymouth, DT4 7TF**  
Asking Price Of £250,000 Share of Freehold



# Willow Court, Melcombe Avenue, Weymouth

2 Bedrooms, 1 Bathroom

Asking Price Of £250,000

- Ground Floor Apartment
- Two Double Bedrooms
- A short walk of Greenhill Beach & Gardens
- Allocated Parking
- Open Plan Modern Living
- Ideal Home or Investment



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This well-maintained two-bedroom, purpose-built apartment is ideally situated just a short walk from the stunning Greenhill and Weymouth beach. Located on the ground floor, it offers easy access and comfortable living in a sought-after location.

#### Key Features:

Ground Floor apartment with direct access to well-maintained communal gardens, drying area, and allocated parking.

Bright & Airy accommodation with a spacious open-plan lounge/diner and modern fitted kitchen. The large bay window floods the space with natural light, creating a warm and inviting atmosphere.

Two well-sized double bedrooms, offering plenty of room for relaxation and storage.

Modern bathroom featuring a white suite, providing a fresh and contemporary feel.

Communal entry phone for secure access to the building, providing peace of mind.

Excellent location with all the convenience of being close to local amenities, and just a short stroll to Greenhill and Weymouth beach – perfect for coastal walks, relaxing by the sea, or enjoying the vibrant local scene.

Whether you're looking for a cozy coastal retreat or an investment property, this apartment offers the ideal blend of comfort, convenience, and location. Book a viewing today to appreciate everything this property has to offer!

LOUNGE/DINE R/KITCHEN 20' 2" x 19' 10" (6.15m x 6.05m)

BATHROOM

BEDROOM ONE 12' 5" x 10' 11" (3.78m x 3.33m)

BEDROOM TWO 12' 5" x 9' 9" (3.78m x 2.97m)

LEASE We have been informed by the vendor that the property benefits from a share of the freehold with approximately 981 years remaining on the lease. Service charge £720 per annum. Holidays lets and pets are not permitted at the property.

We advise that all lease information to confirmed via a legal representative.











All measurements are approximate and for display purposes only

## Martin & Co Weymouth

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**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.