



AUSTIN   
ESTATE AGENTS



## Harbour Reach

Stavordale Road

Weymouth

Dorset

DT4 0AB

Offers over £215,000

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### SUMMARY

- Modern, Second Floor, Purpose Built Apartment
- Tastefully Presented Throughout
- Two Double Bedrooms
- Stunning Open Plan Living / Dining / Kitchen Room
- Gas Central Heating
- Double Glazing
- Modern Bathroom
- Allocated Parking Space
- Holiday Lets Permitted
- Close to the Picturesque Inner Harbour







## SUMMARY OF ACCOMMODATION

Communal Entrance Hallway

### APARTMENT

Entrance Hallway

Lounge 18' 5" x 11' 0" plus additional recess (5.61m x 3.35m plus additional recess)

Kitchen Area 9' 5" x 9' 10" (2.87m x 2.99m)

Bedroom One 14' 7" x 10' 5" (4.44m x 3.17m)

Bedroom Two 13' 0" x 9' 10" (3.96m x 2.99m)

Bathroom 6' 0" x 6' 0" (1.83m x 1.83m)

### OUTSIDE

Allocated Parking

Visitors Parking

Communal Garden Area



## THE PROPERTY

We are delighted to offer for sale this modern, second-floor, purpose built apartment, which is being utilised by the current owners as holiday let accommodation and has forward bookings until September 2024. The location of this apartment, being within close proximity to Weymouth Town Centre and Seafront, is ideal for holiday lets, especially as the apartment benefits from off road parking.

The apartment is immaculately presented throughout with the hub of the home being the open plan living / kitchen / dining room. The lounge and dining areas are spacious with dual aspect windows providing an abundance of natural light with attractive laminate flooring that naturally leads into a fantastic kitchen area. The kitchen is fitted with a contemporary range of matching eye level and base units, enhanced with integrated appliances including a four ring gas hob, electric oven, extractor hood, washer/dryer, fridge and freezer. There is space and plumbing for a slimline dishwasher.

Bedroom one is bright and spacious with dual aspect windows to the side and rear. Bedroom two is situated at the side of the apartment. The bathroom is fitted with a modern suite comprising vanity wash hand basin, low-level WC, panelled bath with shower attachment and complementary tiling with extractor fan.

Externally, a driveway to the side of the apartments leads to private allocated parking at the rear. Visitors spaces are available on a first come first serve basis. Situated a few hundred yards away from Weymouth's picturesque inner harbour.

The apartment is close by to local shops and amenities. Weymouth town centre with its many restaurants, bars, theatre and shops are approximately half a mile away. Transport links are also favourable; nearby are bus routes to surrounding areas, Weymouth Train Station with routes to London is close by and Weymouth Relief Road, which provides access to Dorchester and the A35, is just a short drive away.

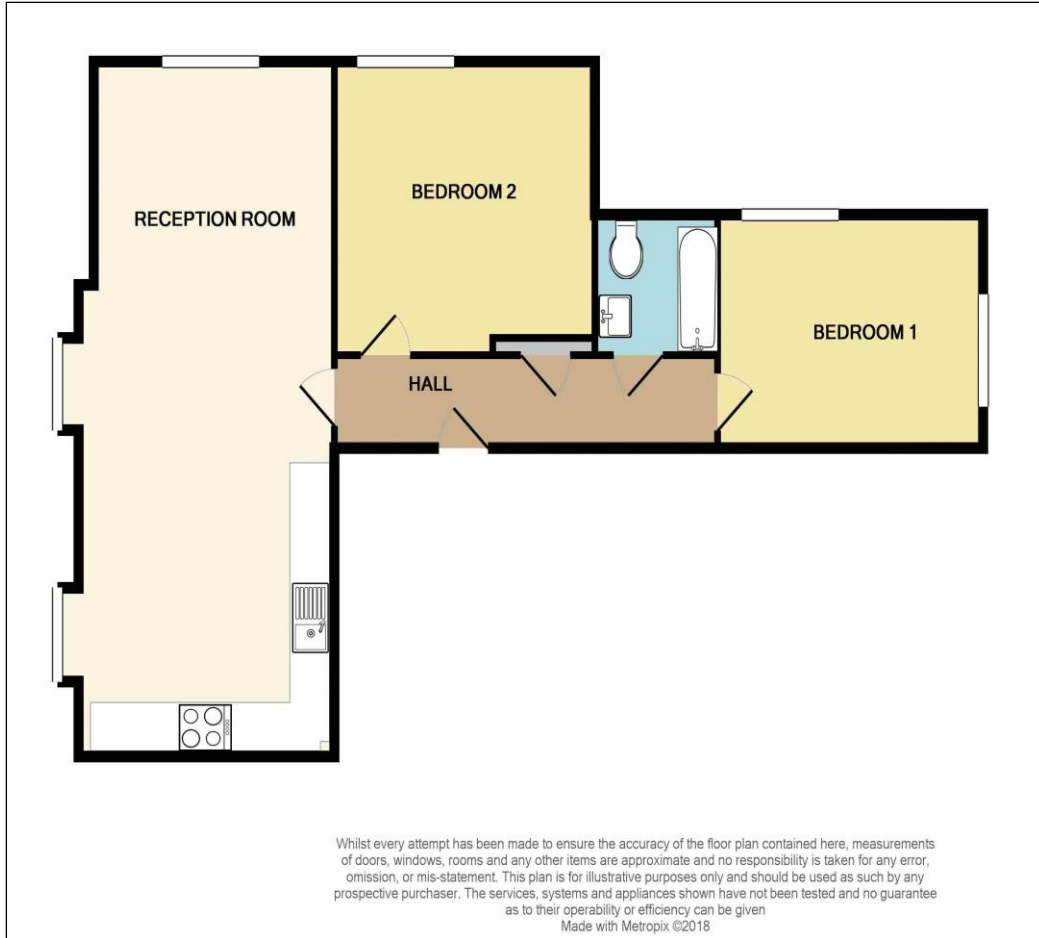
For more information, or to make an appointment to view, please contact Austin Estate Agents.

The vendor informs us that the lease has 108 years remaining with an annual service charge of £1,500.00 and ground rent of £200 per annum. Residential and holiday lets are permitted. Pets are not.

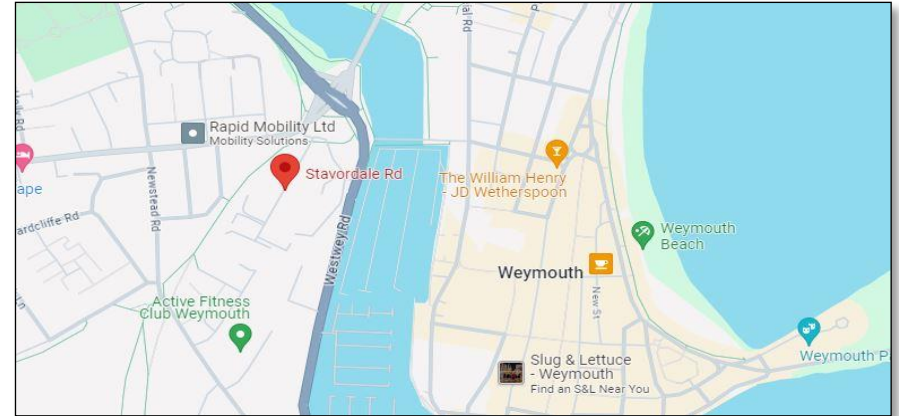




**FLOORPLAN:**



**LOCATION:**



**EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX RATING: D      TENURE: Share of Freehold**

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**MONEY LAUNDERING REGULATIONS 2003**  
 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**  
 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. 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.