



AUSTIN   
ESTATE AGENTS

## The Esplanade

Weymouth

Dorset

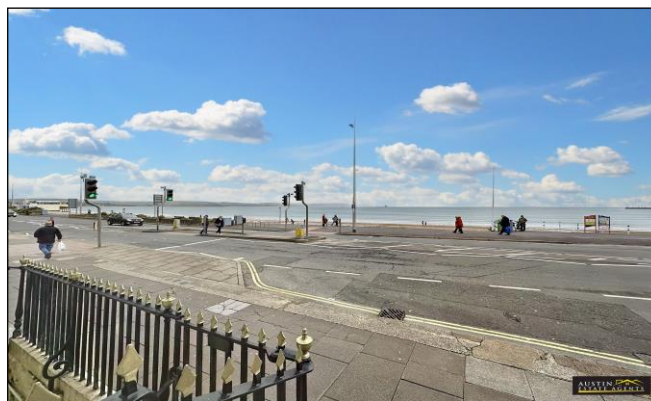
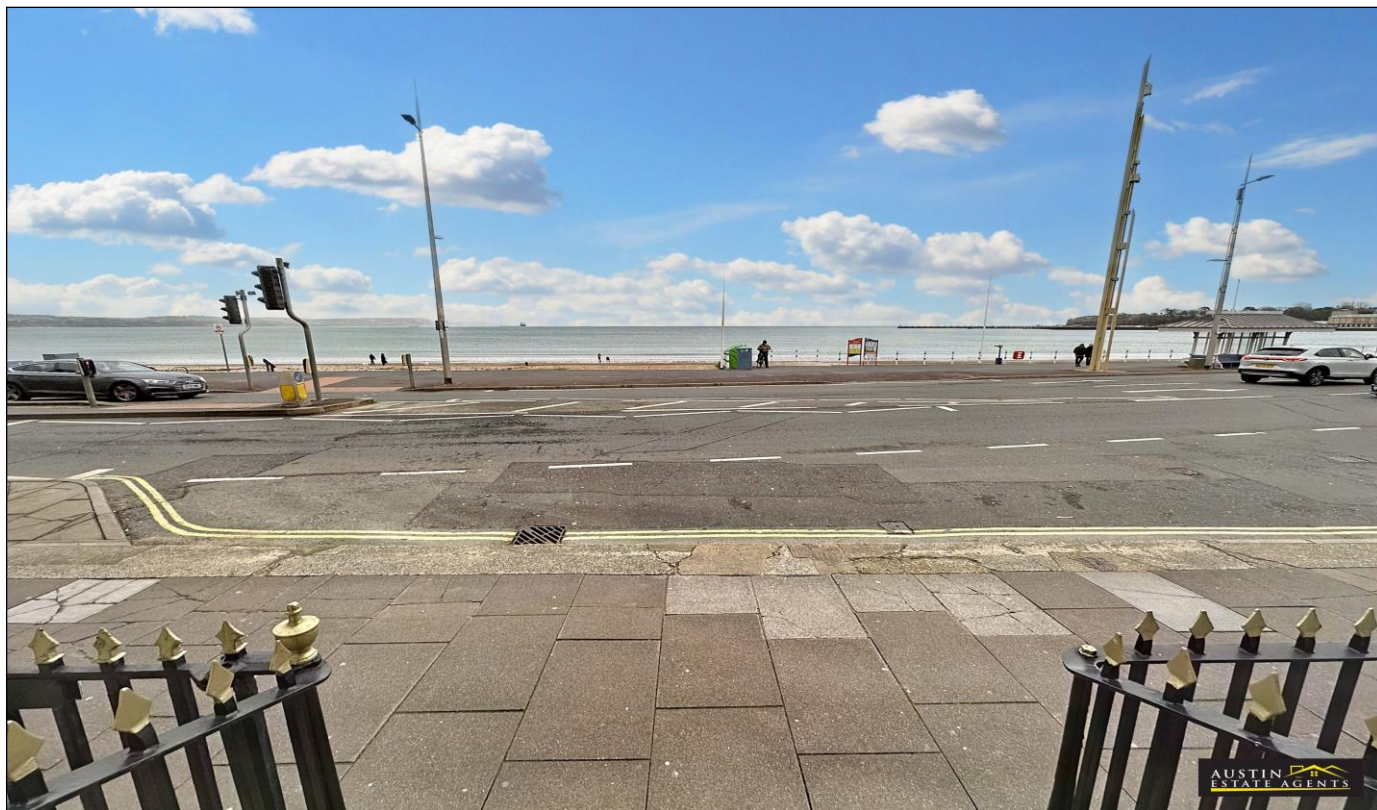
DT4 7EA

Offers over £190,000

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### SUMMARY

- Grade II Listed Second Floor Apartment
- Beautifully Presented Throughout
- Stunning Sea Views
- Two Bedrooms
- Open Plan Kitchen / Living Room
- Family Bathroom
- Gas Central Heating
- Allocated Parking Space
- No Onward Chain
- Located on Weymouth's Georgian Esplanade





## SUMMARY OF ACCOMMODATION

### APARTMENT

#### Entrance Hallway

**Open Plan Living / Kitchen Room** 14' 11" x 13' 1" max  
(4.55m x 3.98m max)

**Bedroom One** 9' 3" x 12' 0" (2.82m x 3.67m)

**Bedroom Two** 15' 3" x 6' 7" (4.66m x 2.01m)

**Bathroom** 5' 1" x 8' 6" (1.56m x 2.58m)

### OUTSIDE

**Allocated Parking Space**



## THE PROPERTY

We are delighted to offer to the market a beautifully presented second floor apartment boasting panoramic and breathtaking sea views. This stunning two double bedroom apartment is positioned on the striking Georgian Esplanade, within a beautiful Grade II Listed building and boasts an open plan front aspect lounge/kitchen, two double bedrooms, family bathroom, gas central heating and sash windows. Located to the rear of the building the apartment further enjoys an allocated parking space.

Access is gained via the building's secure telephone entry system, which leads to the communal hall with stairs ascending to the second floor where the apartment is located. Upon entering the apartment, you are greeted by a welcoming hallway, hosting doors to all rooms. This well presented apartment boasts a spacious, front aspect, open plan lounge/kitchen. Two front aspect sash windows, which allow ample amounts of natural light to flood the room and where the stunning panoramic sea views can be enjoyed. The modern fitted kitchen area offers a selection of eye and base level storage cupboards, integral oven and hob and space for additional domestic appliances. The lounge area is sizeable enough to fit several items of furniture and is finished with a charming feature fireplace.

The property enjoys two double bedrooms, both offering built in wardrobes, with bedroom two, a small double room, boasting the beautiful front aspect sea views. Completing the accommodation is the family bathroom, comprising a modern fitted suite with bath and shower over, wash hand basin and WC.

Externally, to the rear of the building the apartment benefits from one allocated parking space.

Situated on Weymouth's Georgian Esplanade, this stunning apartment is moments away from the stunning beaches of Weymouth Bay, as well as easy access to the bustling and vibrant town centre, with all its bars, restaurants and shops. The picturesque inner harbour and marina are also close by.

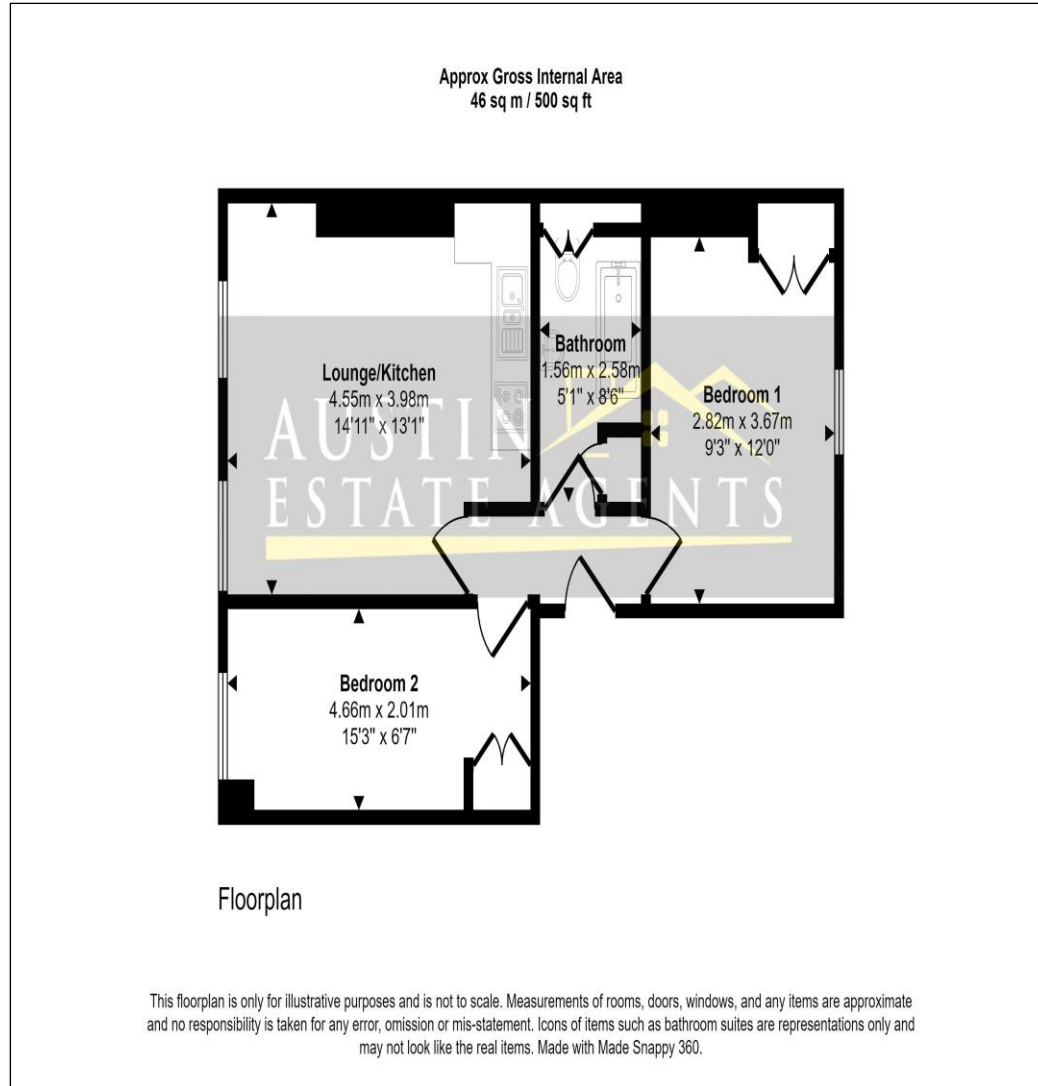
To arrange a viewing, or for further information, please feel free to contact the team at Austin Estate Agents.

The vendor informs us that the lease is 999 years in length with 966 years remaining. The annual service charge (including ground rent and buildings insurance) for this apartment is £1,150.20. Residential lettings are permitted but not holiday lets. Pets are not allowed.

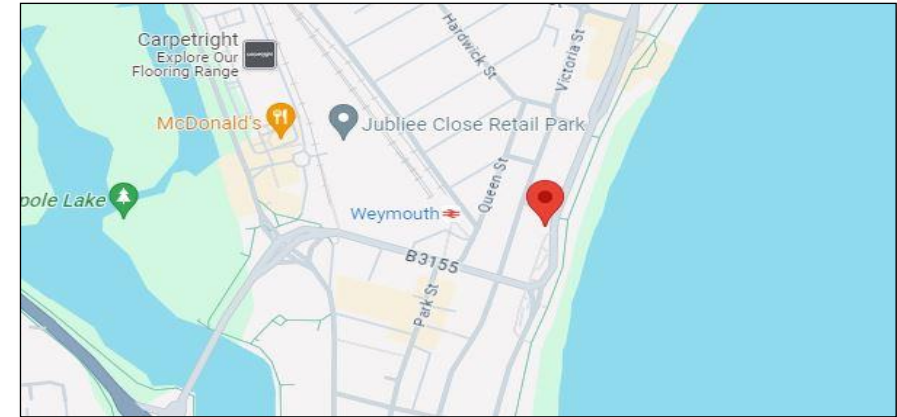




**FLOORPLAN:**



**LOCATION:**



**EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX RATING: B      TENURE: Leasehold**

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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.