

Verne Road | Rodwell | Weymouth | DT4 0RX

Offers Over £200,000

BEAUMONT JONES

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Offered with no onward chain, we are delighted to offer a well-presented two double bedroom first floor apartment with lift access to all floors within the popular location of Rodwell. The property comes with it's own car port providing off road parking for one car plus visitors parking, attractive communal gardens, lounge/diner with Juliet balconies overlooking the grounds, en-suite to the master bedroom plus dressing area and a Juliet balcony, spacious kitchen and main bathroom. The property comes with a share of the freehold with reasonable service charges, viewing is a must to be appreciated.

- Two Double Bedroom Purpose Built First Floor Apartment
- Owned Car Port Providing off Road Parking For One Car Plus Visitor Parking Available
- Attractive Communal Gardens
- Lift Access To All Floors
- Share Of Freehold with Reasonable Service Charges
- En-Suite To Master Bedroom Plus Main Bathroom
- Juliet Balconies Overlooking The Communal Grounds
- Located Within Rodwell

Full Description

Entrance into the main building is via a secure communal door leading into a well-presented communal hallway with stairs rising to all floors and access to a lift. There is a rear aspect communal door leading out onto the car park and attractive communal gardens. Flat 6 is located on the first floor offering a spacious and welcoming hallway with a built-in storage cupboard housing the meters and doors lead through to the accommodation. The generous sized lounge/diner is a bright and airy room boasting dual aspect double glazed doors both with Juliet balconies, plenty of space for furniture and a table and chairs. The kitchen has







This well-presented apartment offers great space and is located within Rodwell, just moment's away from local amenities and The Rodwell Trail.











enough space for a breakfast table, the fitted units comprise eye and base fitted cupboards with work surfaces over, eye level integral oven with inset four ring gas hob and extractor fan over, space and plumbing for a washing machine and fridge/freezer, front aspect double glazed window and a wall mounted gas combi boiler (approx. 6 months old).

The generous sized master bedroom is a further bright and airy room boasting a rear aspect double glazed window and a side aspect double glazed door with a Juliet balcony overlooking the communal grounds. An opening leads through to a dressing area with double fitted wardrobes and space for a further wardrobe/dressing table. A door leads through to the en-suite offering a shower cubicle with a wall mounted mixer shower system, low level WC, wash hand basin, wall mounted towel rail heater and a rear aspect double glazed window. Bedroom two is a double boasting dual aspect double glazed windows to allow natural light to flood the room, fitted double wardrobes and a built-in storage cupboard. The main bathroom has a suite including a panel enclosed bath, low level WC and a wash hand basin.

Outside offers attractive communal gardens which wrap-around the building mainly laid to lawn with planted borders, trees and shrubs. There is a communal bin store plus a storage store. This apartment comes with it's own car port providing off road parking for one car plus there are five visitor parking spaces and an external communal power point.

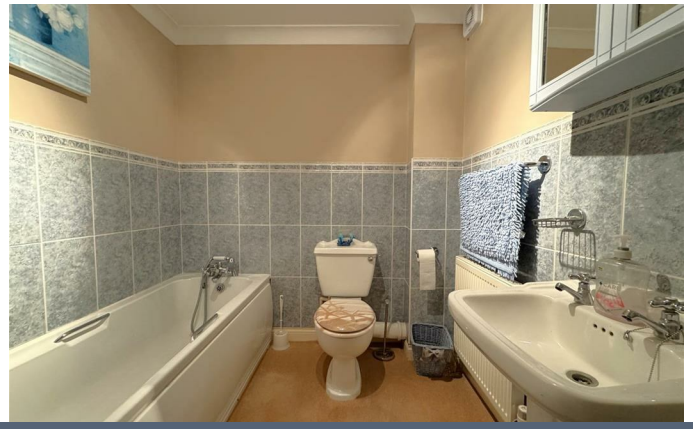
Located in Rodwell, on the outskirts of Weymouth's town centre and within walking distance of Weymouth's picturesque working harbour. Within close proximity to local amenities, excellent travel links including bus routes and Weymouth train station (direct links to London, Waterloo), Weymouth harbour and coastal walks. Weymouth's











award-winning beach and town centre is a casual walk away and there is a good range of high street names and quirky boutiques in the adjacent lanes as well as pubs, restaurants and cafes. For a quieter retreat Sandsfoot Gardens and beach can be found nearby along with the popular Rodwell Trail offering coastal walks and a cycle path.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band C. Services: - Gas central heating. Mains electric & drainage.

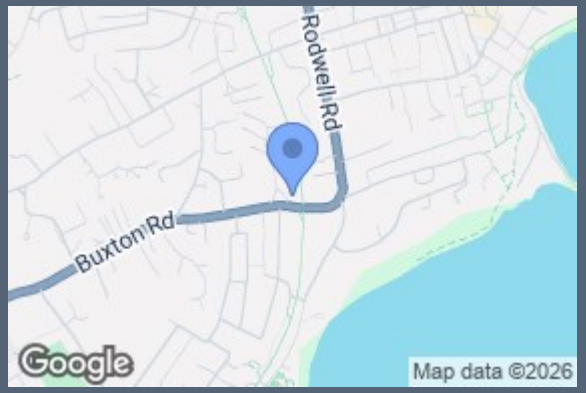
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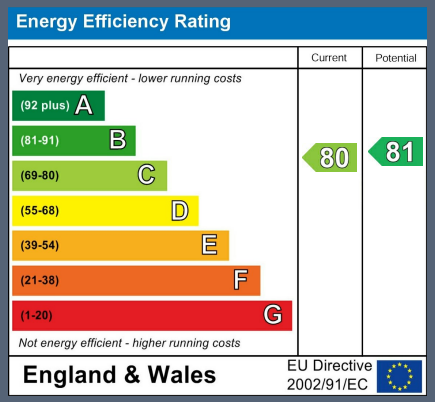
Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



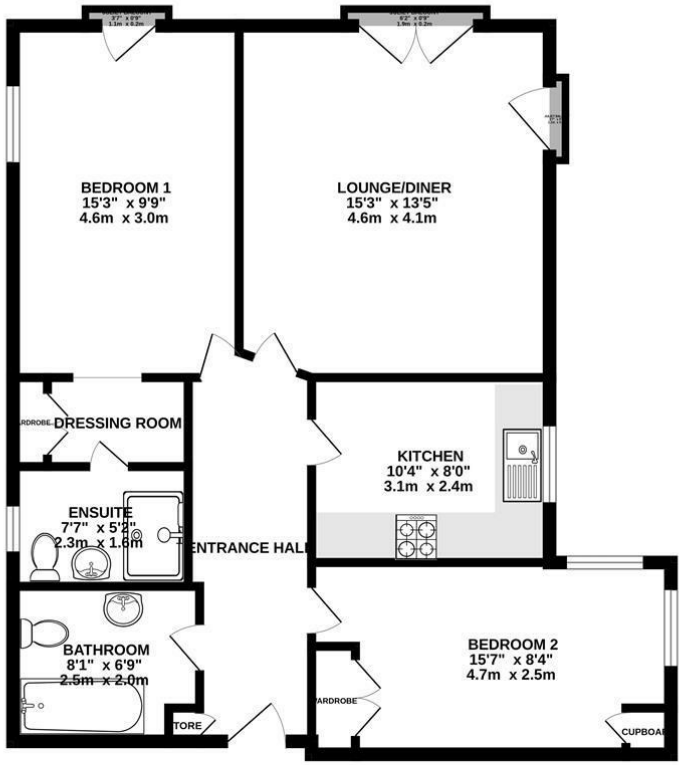


The property comes with a share of the freehold and offers attractive communal gardens.





FIRST FLOOR
768 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.4 sq.m.) approx.

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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We value more than your property