

Flat 5, Opera House

Derby Street | Melcombe Regis | Weymouth | DT4 7HX

Offers Over £140,000

BEAUMONT JONES

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Located just moments from Weymouth Beach, this first floor apartment retains a generous balcony, two bedrooms, open-plan living and off-road parking. With lift access to all floors including a communal roof terrace, the apartment offers convenience in abundance and is sold with no onward chain.

- Generous Private Balcony
- Lift Access to All Floors
- Open Plan Living
- Communal Roof Terrace
- Off Road Parking
- Moments From Weymouth Beach
- Two Bedrooms
- Well Presented Throughout

Full Description

The block is set just a few streets back from Weymouth's iconic beachfront with an archway leading to the rear car park; Tucked into the far right corner is the parking space for the apartment.

Inside the block, a lift sits to the right with access to all floors. The apartment itself sits on the first floor to the rear of the block.

Inside, the hallway leads with the bathroom to the







First floor apartment with generous balcony and convenient location just moments from Weymouth Beach.











initial left. The Bathroom enjoys sleek white tiling throughout with corner bath, toilet and basin within.

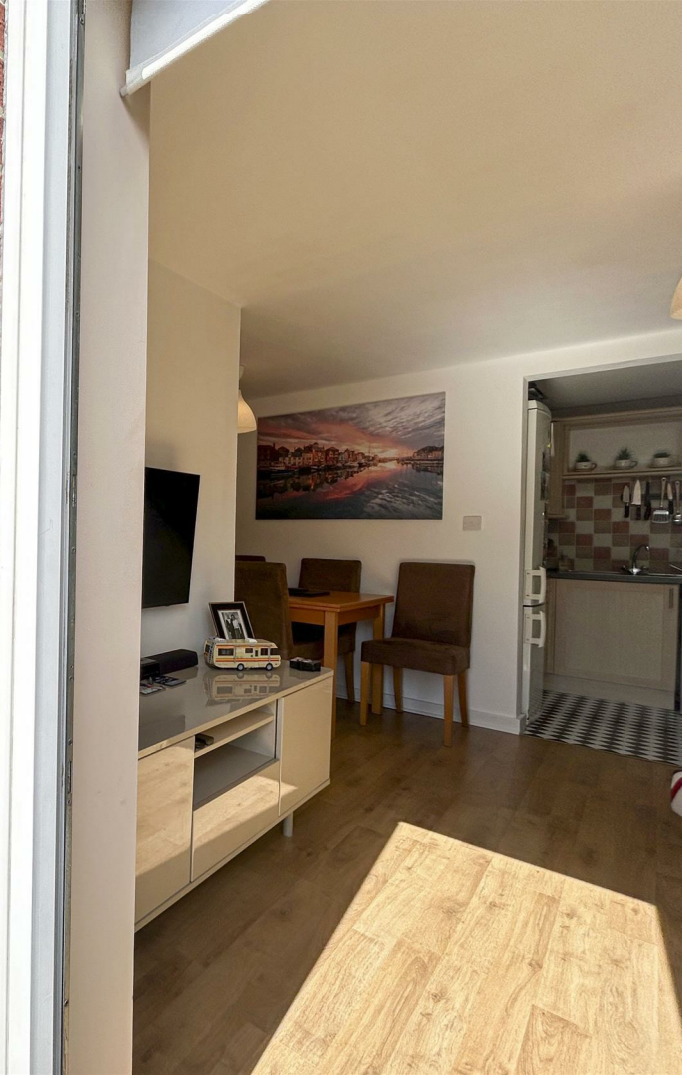
Continuing through, the open plan living space makes up a key feature of the home. A unique L-shape lounge/diner offers vast proportions with large patio doors amplifying light throughout the space as well as leading to the generous southerly balcony. Spanning the width of the flat, the balcony is a superb component allowing for private outside space conjoined to the living and bedroom areas.

An opening from the lounge/diner further incorporates the kitchen space with eye and base level units to three walls and a separate space for a single fridge freezer. Within the units is a sink directly in front and gas hob/electric oven to the right. The vendors have recently installed new flooring to the kitchen, complimenting the oak effect cabinetry and tiled walls.

The remainder of the accommodation is completed by the bedrooms. Bedroom Two is a reasonable single room with southerly aspect window and further floor space for storage.

Bedroom One is an excellent double room with direct access via sliding doors to the large balcony, completing the internal accommodation.

Within the block, there is a communal roof terrace, also accessible via the lift, which further leads to a





communal storage cupboard.

Opera House is a development of just 7 properties, built circa 2004, moments from Weymouth's award winning beach and all of the encompassed amenities within Weymouth Town Centre. The property provides an excellent opportunity for those seeking a first time buy, downsize or holiday home in a true coastal location.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band C. Services: - Mains gas, electric & drainage.

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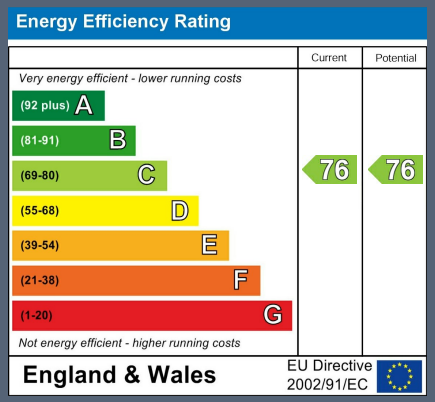
Lift Access and Off Road Parking as well a communal roof terrace. Sold with no onward chain.



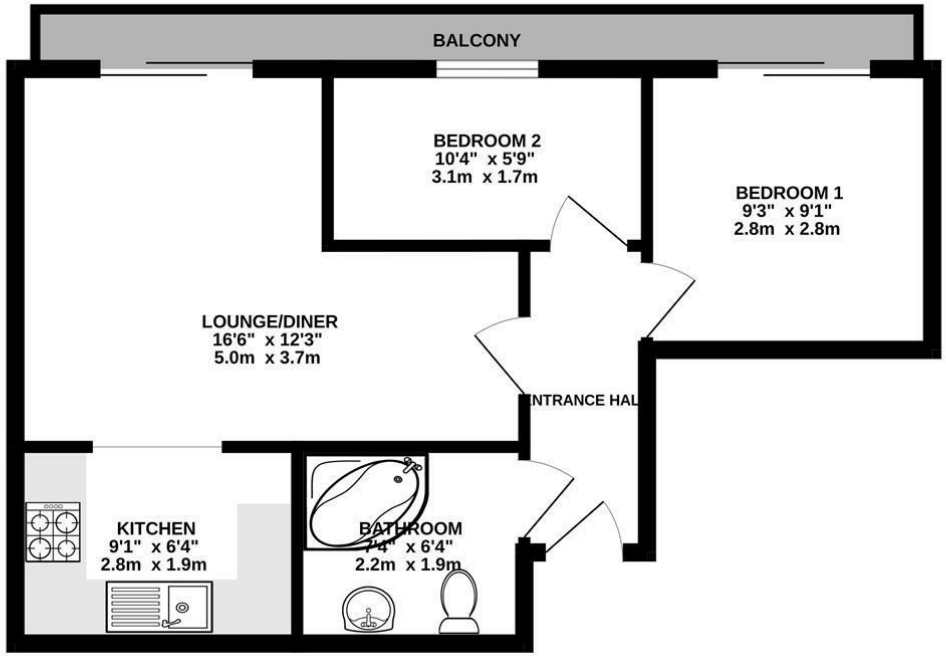








GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 452 sq.ft. (42.0 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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