



AUSTIN  
ESTATE AGENTS

## 2 bed flat to buy in DT4

25 Melcombe Avenue, Weymouth, Dorset,  
DT4 7TF

**£220,000** Starting Bid

🏠 x 2 🚗 x 2 🚻 x 1

Tenure

**Share Of Freehold**

Allocated parking

## Property features

- ✓ For Sale via Online Auction
- ✓ Second Floor Purpose Built Apartment (with Lift)
- ✓ Two Double Bedrooms
- ✓ Spacious Lounge with Private
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

We are delighted to offer for sale via online auction this superb second-floor purpose-built apartment, situated just moments from Greenhill beach and gardens. Beautifully presented throughout, the property offers two double bedrooms, a spacious lounge with private balcony, kitchen/dining room, en-suite shower room, family bathroom, double glazing and electric central heating. The apartment also benefits from allocated parking, visitor parking and attractive communal gardens.

Accessed via a secure communal entrance with stairs to all floors, the apartment enjoys a bright and spacious open-plan living area with dual-aspect windows and French doors opening onto a private balcony with pleasant views across the surrounding area. The kitchen is fitted with a range of shaker-style wall and base units, an integral four-ring hob, double electric oven, concealed extractor fan and space for additional appliances.

Both bedrooms are generous doubles and tastefully decorated. The principal bedroom benefits from dual-aspect windows and an en-suite shower room. The modern bathroom comprises a WC, pedestal wash hand basin and panelled bath with shower mixer tap and complementary tiling.

Externally, the building is set within well-maintained communal grounds and residents enjoy access to communal gardens, a drying area and bicycle store. The apartment has its own allocated parking space together with visitor parking.

Greenhill beach and gardens are just a short stroll away, with Lodmoor Country Park nearby hosting events throughout the year. Weymouth town centre, with its range of shops, restaurants, bars, beaches and theatre, is also within easy walking distance.

For further information or to , please contact Austin Estate Agents.

We are advised that the property benefits from a share of freehold with approximately 979 years remaining on the lease. The service charge is £1,080 per annum. Residential lettings are permitted.

Apartment -

Entrance Hallway -

Lounge - 20'1" x 13'1" -

Kitchen Area - 5'11" x 11' -

Dining Area - 8'4" max x 11'2" max -

Bedroom One - 10'4" max x 26'3" max -

En-Suite Shower Room - 6'7" max x 10'2" max -

Bedroom Two - 12'10" x 10'8" -

Bathroom -

Outside -

Communal Gardens -

Allocated Parking -

Visitors Parking -

Council Tax Band: C

Tenure: Share Of Freehold

Annual Service Charge Amount: £1,080.00

Price: Starting Bid £220,000

Property Type: Flat

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

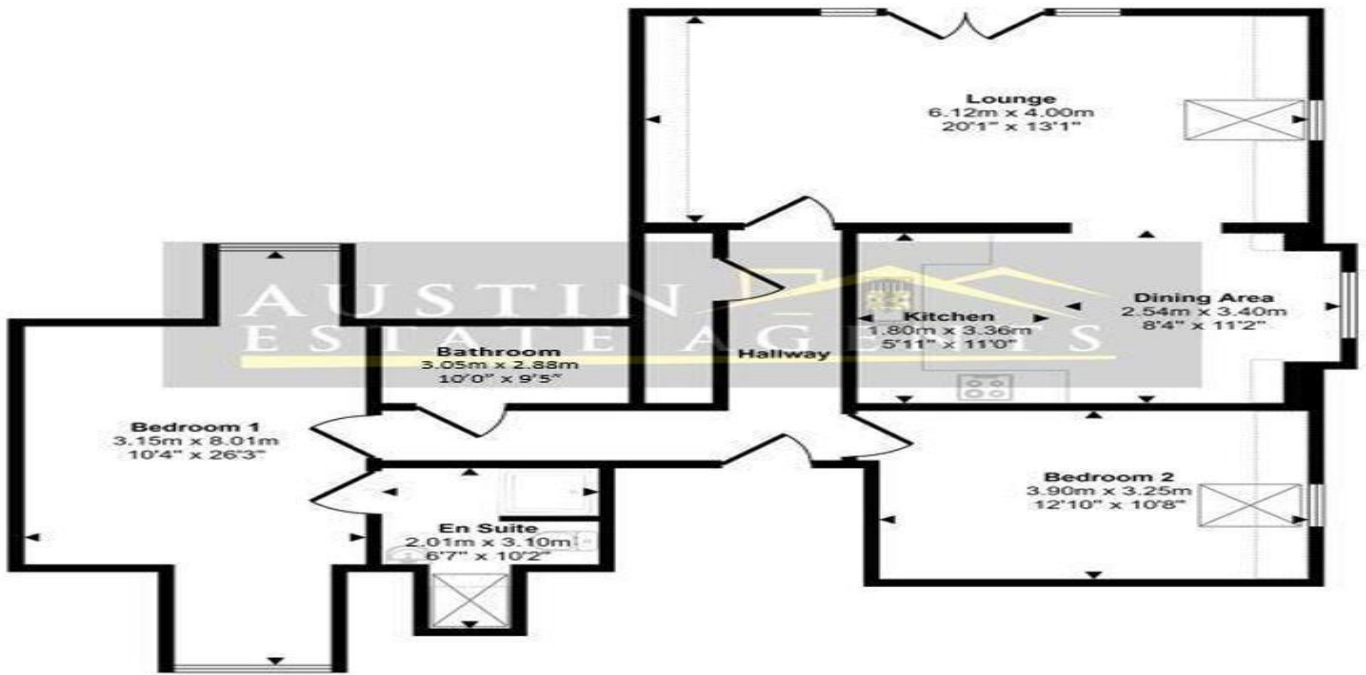
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Approx Gross Internal Area  
93 sq m / 1005 sq ft



Floorplan

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

25 Melcombe Avenue, Weymouth, Dorset, DT4 7TF

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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