

The Maltings | Rodwell | Weymouth | DT4 8SS

**Offers Over £175,000**

BEAUMONT JONES

# The Maltings | Rodwell
# Weymouth | DT4 8SS
# Offers Over £175,000

We are delighted to offer this modern two bedroom, first floor apartment within The Maltings, close to Hope Square. The property is offered with no onward chain and offers allocated parking, communal garden, open-plan living area with a modern fitted kitchen and bathroom suite. This property would make a perfect first time buy and must be viewed to be appreciated.

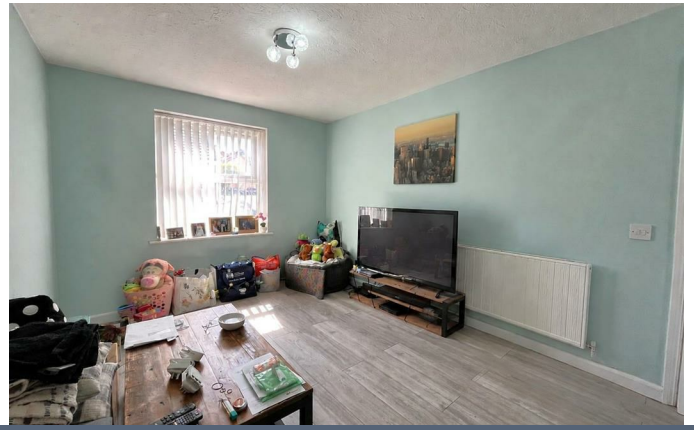
- Modern Two Bedroom Apartment
- Off-Road Allocated Parking & Communal Gardens
- Beautiful Open Plan Living Accommodation
- Purpose Built Apartment Block
- Moments from Hope Square, Newtons Cove and Weymouth Harbour
- Offered With No Forward Chain

## Full Description

This modern two bedroom apartment is located in a highly sought-after road, The Maltings. Being just moments from Hope Square, Newtons Cove and Hope Square, this would make an ideal first time buy/downsize or lock-up & leave. Entrance into the property is via a front aspect double glazed security communal door leading into a well-kept communal hallway. There is a rear aspect double glazed door leading out onto the communal rear garden and stairs rise to all floors. Entrance to this apartment is located on the first floor with a solid wooden door opening into the hallway. The welcoming hallway boasts lovely LVT flooring flowing into most rooms as well as offering a built-in airing cupboard, wall mounted telephone entry system and doors lead to the main principal rooms.

The open plan living/kitchen area offers dual aspect double glazed windows, wall mounted electric heater, modern fitted kitchen with a range of eye and base level units with work surfaces over, integral oven and inset four ring electric hob with extractor hood over. Integrated fridge/freezer, single sink







This modern two bedroom apartment with an allocated parking space would make the perfect first time buy.











unit and space and plumbing for a washing machine. There is plenty of space to the remainder of this room for furniture. Reverting back to the hallway, the master bedroom offers a front aspect double glazed window, two built in wardrobes and a wall mounted electric heater. Bedroom two also offers a front aspect double glazed window and a wall mounted electric heater. The bathroom offers a modern fitted suite comprising; panel enclosed bath with a wall mounted power shower system over and shower screen attached, low level WC, vanity wash hand basin and a wall mounted electric towel rail heater.

Outside

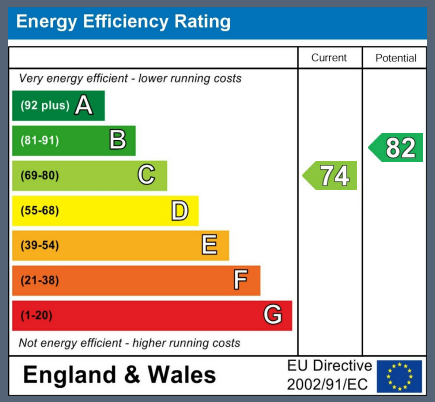
This is a very popular well-kept block with immaculate communal hallways. Outside there is a communal rear garden laid to lawn with a path leading to the car park which is to the side of the building offering allocated parking for one car and a communal bin store.

Centrally located with all of Weymouth's picturesque destinations on the doorstep. Just a short stroll away is Weymouth Harbourside and vibrant Hope Square with its iconic brewery building and a choice of bistros, restaurants and pubs. Just moments from the property is the pretty Nothe Gardens with open space and wonderful walks, Newton's Cove beach and further green areas offering a quieter spot to enjoy the coast. Weymouth Esplanade and beach is just a short walk from the property and boasts an award-winning sandy beach adjacent to the town centre which enjoys a good variety of shops.

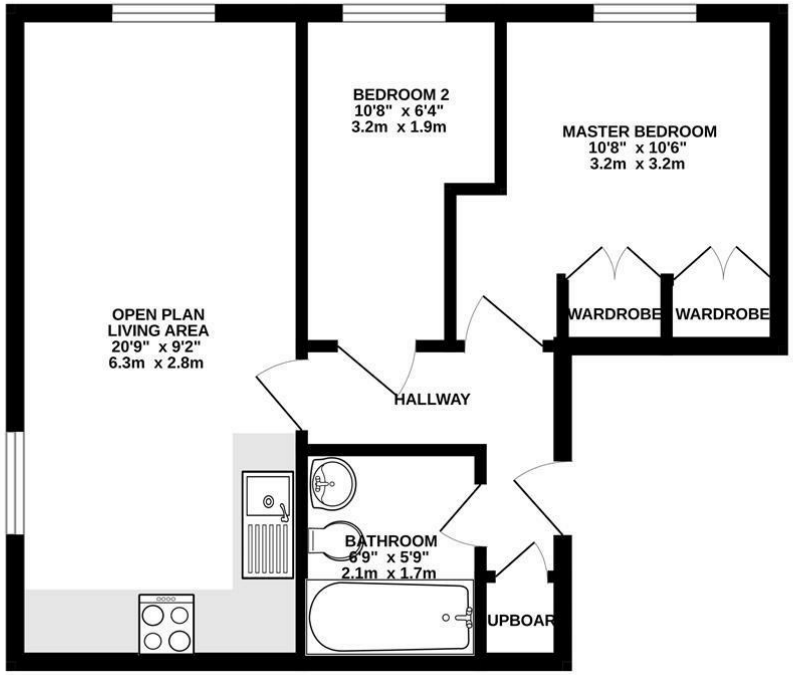
Rating Authority Dorset (Weymouth & Portland) Council. Council Tax Band A. Services Mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities. Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.




FIRST FLOOR
438 sq.ft. (40.7 sq.m.) approx.




TOTAL FLOOR AREA : 438 sq.ft. (40.7 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