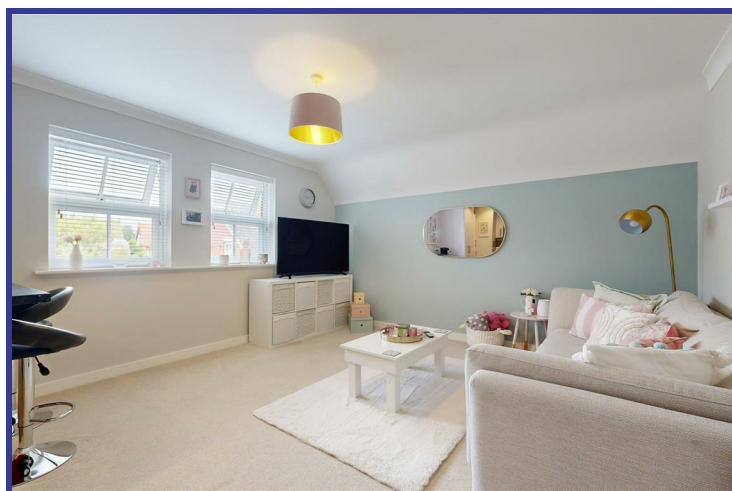




## Corallian Court Kirtleton Avenue

Weymouth, DT4 7FG

Asking Price £150,000



Situated in the highly popular residential location, within EASY WALKING DISTANCE OF GREENHILL GARDENS & BEACH. This modern LIGHT AND AIRY purpose built ONE BEDROOM flat benefits from a OPEN PLAN LOUNGE/KITCHEN and modern fitted BATHROOM. Further benefitting from a SECURE underground parking space. Being offered for sale with NO ONWARD CHAIN, this would make a excellent FIRST TIME PURCHASE or INVESTMENT.

Entering the property, a spacious hallway provides access to all rooms, creating a welcoming and practical first impression. The open-plan living area is generously proportioned, offering an excellent space to relax and unwind, and flows seamlessly into the modern fitted kitchen. The kitchen is well appointed with a range of eye-level and base units, ample worktop space, and integrated appliances including an oven with induction hob and extractor hood over, along with a fridge freezer. Plumbing is in place for a washing machine, and a breakfast bar neatly completes the space, ideal for casual dining.

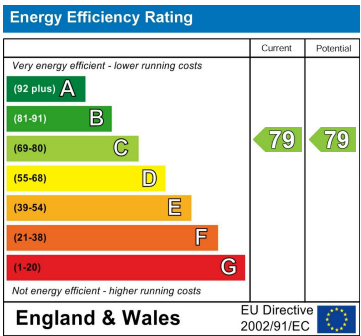
The bedroom is a well-sized double, benefitting from built-in storage and ample floor space to accommodate a range of traditional furniture. The bathroom is finished in a modern, contemporary style and comprises a bath with shower over, wash hand basin, and WC.

Externally, the property further benefits from the added convenience of a secure, allocated underground parking space. Ideally located, the property is just minutes away and a level walk to Weymouth Train Station, offering direct links to London Waterloo. Local shops and amenities are also just a short stroll away, making this an excellent choice for convenience and connectivity.

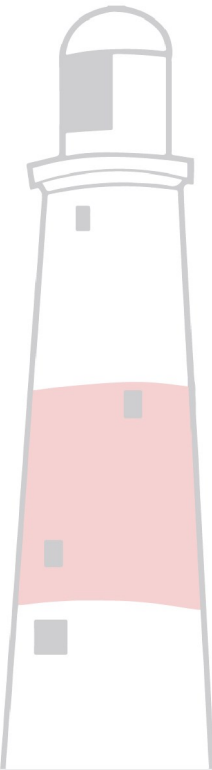
Area Map



Energy Efficiency Graph



Floor Plans



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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