



## Bankes Court, Gentian Way

Weymouth, DT3 6FJ



**Asking Price**  
**£210,000 Leasehold**





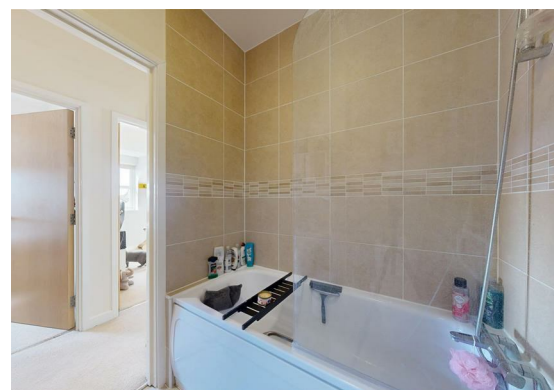
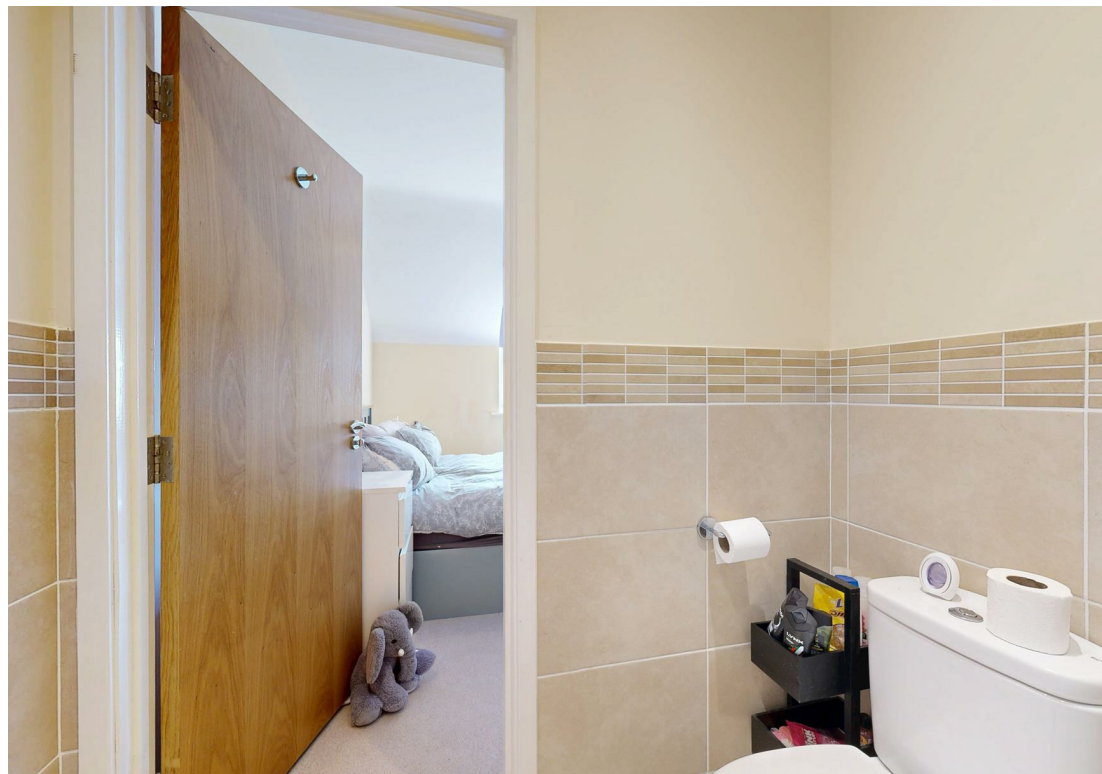
# **Bankes Court, Gentian Way**

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- Two Bedroom, Second Floor Apartment
- Hill Top Views Towards Bincombe Bumps
- En-Suite Bathroom to Primary Bedroom
- Juliette Balcony from Living Room
- Lift Access To All Floors
- Underfloor Heating Throughout
- Allocated Parking Space
- Well Presented Apartment
- Light and Airy Apartment
- Modern Block

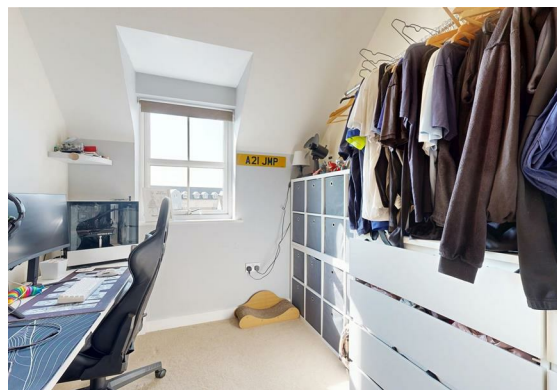






Situated in the sought-after PRESTON DOWNS, this beautifully designed two-bedroom apartment offers the perfect blend of modern living and a prime location. Set within a well-regarded development, the home is thoughtfully laid out and filled with natural light, featuring a spacious open-plan living area, two generous bedrooms — including a principal with en-suite — and stylish finishes throughout. Ideal for first-time buyers, downsizers, or investors, this property combines comfort, convenience, and a desirable location.

Step through the front door into a welcoming hallway that neatly connects all the main rooms of the



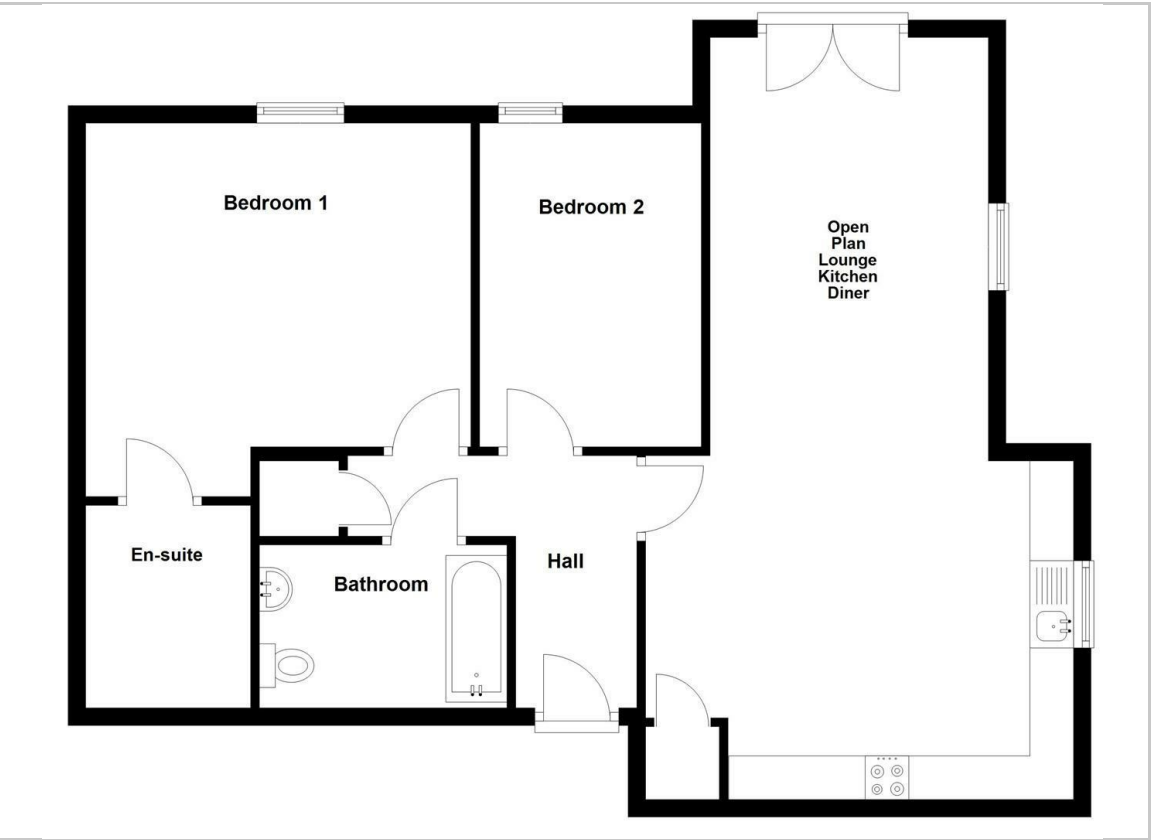
apartment. Directly ahead, you'll find the heart of the home — a spacious open plan lounge, kitchen, and diner. This airy, sociable space is perfect for relaxing or entertaining, with French doors that flood the room with natural light and lead out to what could be a balcony or patio area. The kitchen sits smartly in one corner, complete with some integrated appliances and plenty of worktop space, blending style and functionality.

Returning to the hallway, take the first door on your right into Bedroom 2 — a well-proportioned room ideal for guests, children, or even a home office.

At the far end of the hall, you'll enter bedroom one, the larger of the two. This peaceful retreat includes its own en-suite bathroom, adding a touch of luxury and privacy. Next door is the main bathroom, fitted with a bathtub, toilet, and basin — perfect for unwinding with a soak after a long day.



The layout is thoughtfully arranged, maximizing space and comfort while keeping the living and sleeping areas subtly separated. Whether you're starting out, downsizing, or looking for an investment, this home has everything you need.



**Open Plan Lounge Kitchen Diner**  
22'11" x 14'9" max (7m x 4.5m max)

**Bedroom One**  
11'1" x 10'9" max (3.4m x 3.3m max)

**Bedroom Two**  
7'6" x 9'10" (2.3m x 3m)

**Ensuite**  
5'10" x 6'6" (1.8m x 2)

**Family Bathroom**  
5'10" x 7'2" (1.8m x 2.2)

**Lease Information**

The Vendor has advised us the property has approximately 118 years remaining on the lease, the service charge is £156 a month, plus a payment of £300 every January and the managing agent for the block is Temple Hill.

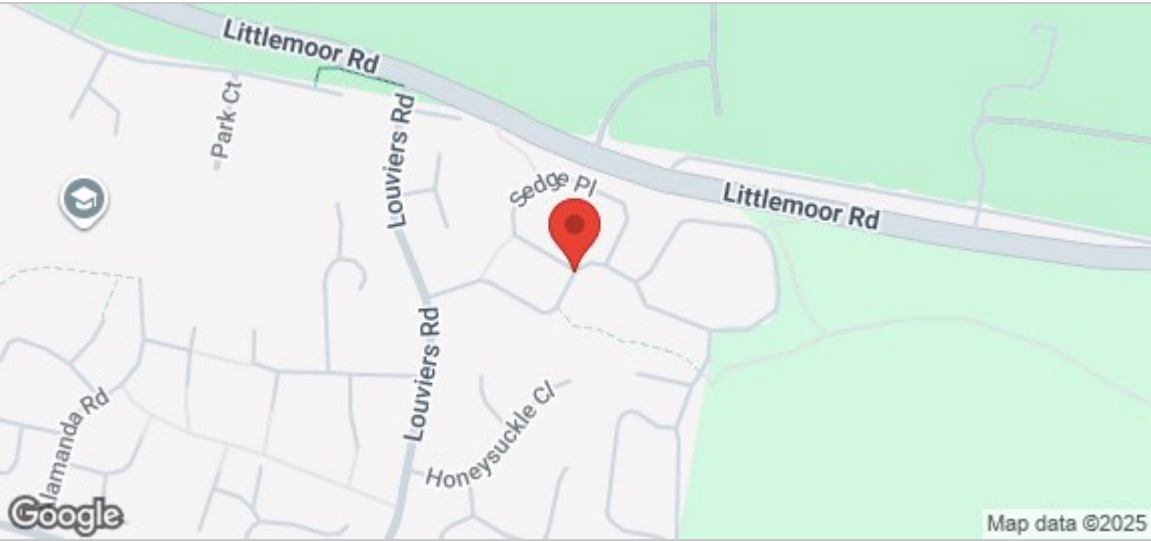
**Additional information**

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

- Property type: Apartment
- Property construction: Standard
- Mains Electricity
- Mains Water & Sewage: Supplied by Wessex Water
- Heating Type: Electric Underfloor
- Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

**Disclaimer**

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. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |