Instinct Guides You



Goldcroft Avenue, Kingfisher court, Weymouth
Offers In Excess Of £170,000

- Family Bathroom & En-suite
- Allocated Parking Space
- Private Patio
- Communal & Private Entrance
- Open Plan Kitchen/Living Area
- Close To Amenities
- Short Walk To Town Centre & Harbourside
- Long Lease 980 Years Remaining









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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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The Property Ombudsman

A beautifully presented ground-floor, two-bedroom apartment featuring a private patio, secure gated parking and an en-suite. Ideally positioned just a short walk from Weymouth Town Centre and Radipole Nature Reserve, the property enjoys excellent access to local amenities and transport links.

The communal entrance provides both stairs and lift access down to the apartment's level. Upon entering the hallway, the open-plan lounge/diner/kitchen sits to the right — a bright, welcoming space with a patio door opening directly onto the private patio. This outdoor area offers level access to the secure gated parking, with the allocated space conveniently positioned immediately outside.

The main bathroom is located off the hallway and includes a bath with shower over, hand wash basin and WC. Both bedrooms sit to the left of the hallway and benefit from built-in storage. Bedroom one enjoys an en-suite shower room with walk-in shower, hand wash basin and WC. Each bedroom features a window that draws in natural light, creating bright and airy spaces throughout.

Externally, residents benefit from a communal garden and the gated parking area. The private patio provides a rare advantage for ground-floor living, offering direct access into the open-plan living space.









Kitchen 8'7" x 7'6" (2.62m x 2.31m)

Bedroom One 11'3" x 9'10" (3.45m x 3.02m)

En-suite 6'11" x 4'11" (2.13 x 1.52)

Bedroom Two 9'1" x 7'10" (2.77m x 2.39m)

Bathroom 5'11" x 5'6" (1.81 x 1.70)

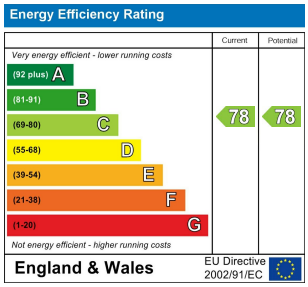
Lease and Maintenance

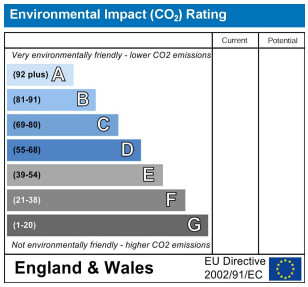
The vendor informs us there are 105 years remaining on the lease, the service charge is approx £1908.21 per annum, there is a seperate ground rent of £75pa, pets are permitted however holiday lets are forbidden.

We recommend these details are checked by a solicitor before incurring costs.

Floor Plan







Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.