



Velsheda Court 70 Preston Road, Weymouth, DT3 6QA

Asking Price £475,000 Leasehold

Flat

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# Velsheda Court 70 Preston Road

Weymouth, DT3 6QA

- SUPERB PENTHOUSE APARTMENT - APPROX 1364 SQ FEET
- DESIRABLE PRESTON LOCATION
- THREE DOUBLE BEDROOMS – MASTER ENSUITE
- LARGE LIVING SPACE - DOUBLE ASPECT BALCONIES
- MODERN FITTED KITCHEN WITH 'BOSCH' APPLIANCES
- GAS CENTRAL HEATING VIA COMBI BOILER
- LIFT TO ALL FLOORS
- COMMUNAL USE – LANDSCAPED GARDENS
- ALLOCATED PARKING & SHARED VISITOR SPACES
- BEING SOLD VACANT WITH NO FORWARD CHAIN

This highly desirable beautifully presented three-bedroom penthouse was built approximately 13 years ago by the respected upmarket developers, Devon & Dorset Properties. Located in this desired position a few minutes' walk to the beach. The property benefits from ample space with a double aspect layout and balconies at each end. Communal secure entry on ground floor leads to integrated modern lift. Opening onto a light landing with door to apartment. Internal hallway leads to all rooms. A large spacious living room with vaulted ceiling opens out via patio doors to a west facing evening balcony. Separate, fully fitted kitchen with extensive Bosch appliances. Family bathroom with shower over extra-large bath, wc and basin. Three double bedrooms, one currently fitted as study. The pieces de resistance, is the spacious and light master ensuite bedroom with extensive built-in mirror wardrobes opening out to your own private sunny balcony and landscaped gardens. En-suite with double sized paneled shower, WC and basin. Must be seen to be appreciated. Early viewing recommended.



## ENTRANCE HALL

Entry phone system, panel radiator. Two large walk-in cupboards, currently comprises as linen & storage.

## LIVING ROOM

22'3" x 19'4" (6.80m x 5.90m)

Large picture window with vaulted ceiling and concealed lighting. Doors open to a private west facing terraced balcony, two panel radiators TV & satellite connections.

## KITCHEN

9'10" x 8'4" (3m x 2.55m)

Excellent quality range of eye level base and wall units with roll top working surfaces, ceramic sink unit with mixer tap, complementary tiling, built in 'Bosch' appliances including a double oven, halogen hob, extractor hood, washer/ dryer, dishwasher, fridge freezer and microwave. Wall mounted 'Glow-worm' boiler in concealed matching unit. Inset ceiling lights with LED counter lighting.

## BATHROOM

Modern white suite comprising of a panel bath with thermostatic mixer taps, wall mounted shower above, wash hand basin, low level WC, chrome heated towel rail, extractor fan, fully tiled walls, and inset ceiling lighting.







**BEDROOM TWO** 12'3" x 8'6" (3.75m x 2.60m)  
Velux window to south elevation, panel radiator, and built-in double wardrobe.

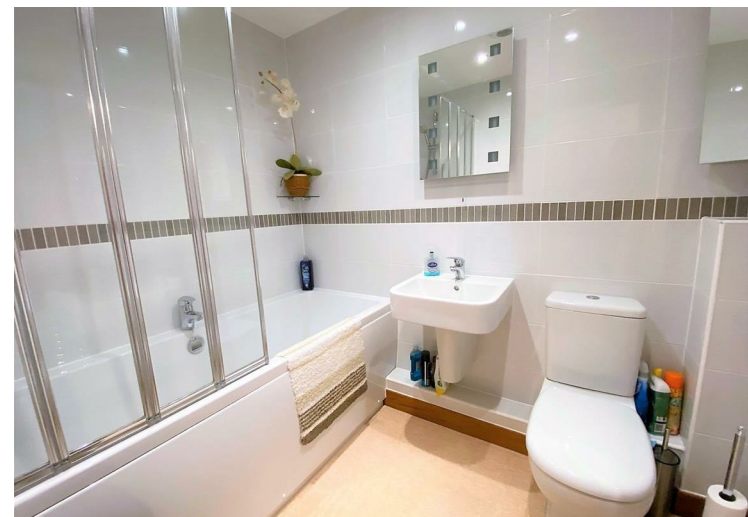
**BEDROOM THREE** 13'0" x 8'4" (3.98m x 2.55m)  
Currently arranged as a study/hobby room with bespoke desk, drawers, and small wardrobe. window to side, loft hatch, and panel radiator.

**MASTER BEDROOM SUITE**  
28'2" x 10'10" maximum measurement (8.60m x 3.31m maximum measurement)  
French doors to rear second terraced balcony, two Velux windows facing south, there is a separate dressing area and an extensive, double range of fitted wardrobes and storage cupboard. Concealed ceiling lights and double panel radiators. Door to:

**ENSUITE SHOWER ROOM**  
Modern suite comprising of a double sized walk-in shower cubicle with wall mounted shower and glazed sliding screen, wash hand basin, low level WC, chrome heated towel rail, extractor fan, fully tiled walls, and inset ceiling lights.







### OUTSIDE

The property has the bonus of a large private parking bay with additional shared visitor spaces. There is a bike shed, bin store and attractive gardens laid with borders and beds. To the rear of the property there is further landscaped gardens laid to lawn with mature shrubs and trees. The apartment has the advantage of two terraced balconies to the front and rear enjoying elevated open views west and quiet garden view to the east.

### SERVICE CHARGE

£1,800.00 Per annum approximately.

### LEASE

999 years from 2012

### COUNCIL TAX

Band E



Floor Plans



Viewing

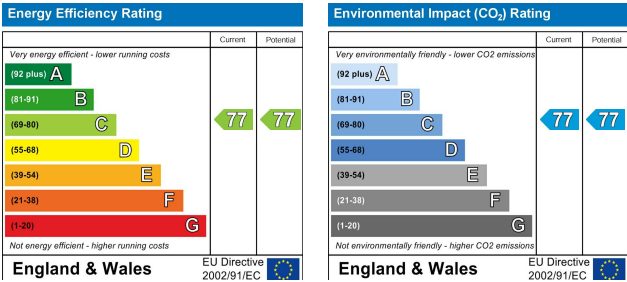
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph



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