



**Davenport Court, Doulton Close, Weymouth, DT4 0GX**  
Asking Price Of £215,000 Leasehold



## Asking Price Of £215,000

- Ground Floor Apartment
- Two Double Bedrooms with Ensuite
- Allocated Parking
- No Onward Chain
- Spacious Lounge/Diner
- Modern Fitted Kitchen
- Service Charge £1639 pa



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



A spacious ground floor purpose-built apartment that enjoys excellent bright proportions throughout and allocated parking, all conveniently located just a short walk to the town centre & a range of amenities.

Davenport Court is situated in a cul-du-sac in an excellent position with many local amenities just a short walk away. Stepping inside the block the apartment is accessed via the lift or staircase and is conveniently positioned for both. Inside you'll notice generous living spaces and good proportions throughout with the hub of the home certainly being the lounge/diner with double doors opening onto a communal patio area with views of the Radipole nature reserve. The room is a great space and has a versatile shape for a range of layouts and is large enough for a range of furniture and dining room table.

The fitted kitchen is also a well sized room with space for a breakfast bar and there are plenty of fitted units and built in appliances including dishwasher, oven/hob and fridge freezer. Bedroom one benefits built in

storage and a well-appointed en-suite shower room. Bedroom two is a second double. The bathroom is finished with feature tiles, it comprises a bath with shower over, wash hand basin and W/C.

Externally the property has one allocated space in a well appointed car park.

#### ENTRANCE HALL

BEDROOM 12' 1" x 11' 3" (3.68m x 3.43m)

KITCHEN/BREAKFAST ROOM 10' 9" x 8' 2" (3.28m x 2.49m)

#### BATHROOM

LOUNGE/DINER 26' 11" x 13' (8.2m x 3.96m)

BEDROOM 14' 5" x 11' 5" (4.39m x 3.48m)

#### ENSUITE

The lease is a share of freehold with a 125 year lease from 2002. The annual service charge is £1639. We understand that the lease does not allow pets or holiday letting.

We advise that all lease information is checked via a legal representative.



Property Type: Ground Floor Purpose Built Apartment  
Property construction: Standard  
Mains Electricity  
Mains Water & Sewage: Supplied by Wessex Water  
Heating: Gas

Broadband Networks in the area  
Openreach, Jurassic Fibre

Superfast Fibre Broadband, Standard Broadband

Mobile Network Availability in this area

O2

Three

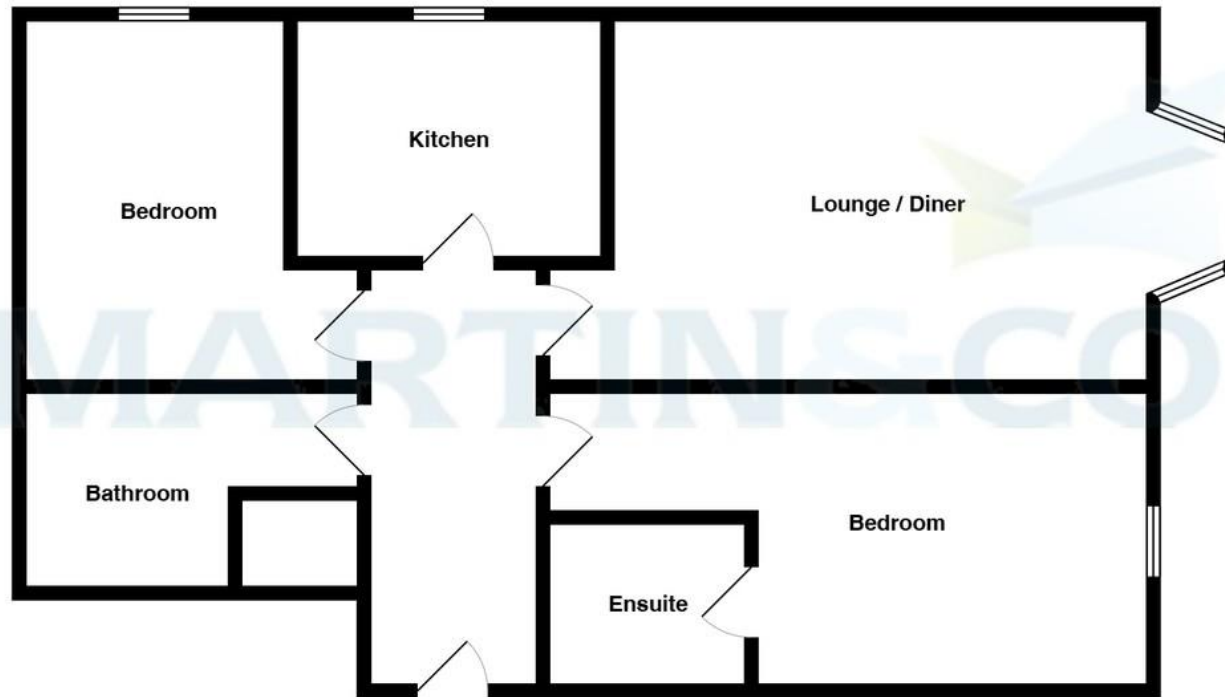
Vodafone

EE

We recommend checking Broadband speeds via  
Ofcom Checker

We recommend checking Mobile phone coverage via  
Ofcom Checker





All measurements are approximate and for display purposes only

## Martin & Co Weymouth

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.