

# SWALLOW COURT



# £121,000

## 23 Swallow Court, Abbotsbury Road, Weymouth, DT4 0AQ

A ground floor one bedroom apartment in immaculate condition and modern throughout. Close to bus route and easy access to Weymouth town. Allocated parking space. A perfect first time buy or investment.

ENTRANCE HALL 6' 6" x 3' 7" (2m x 1.1m) : Carpeted, electric heater, smoke alarm, doors to all rooms.

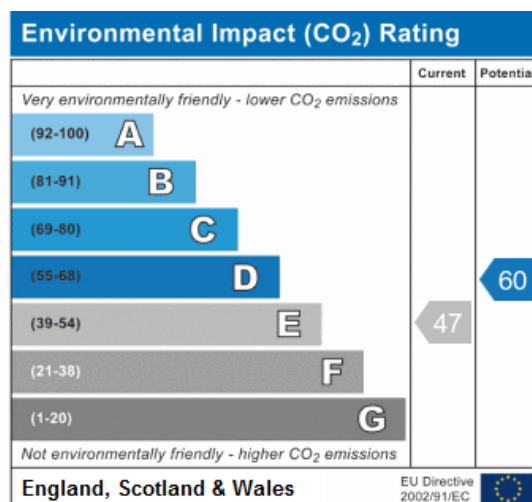
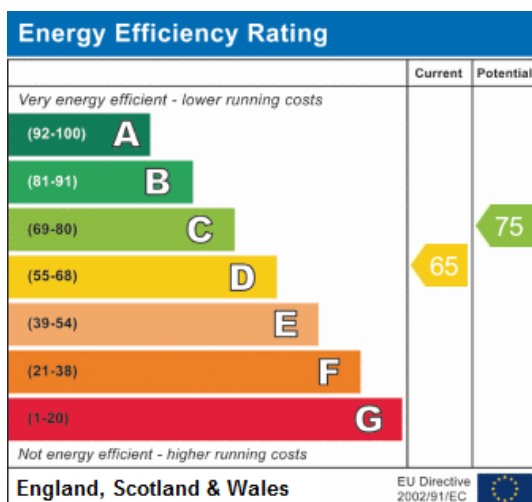
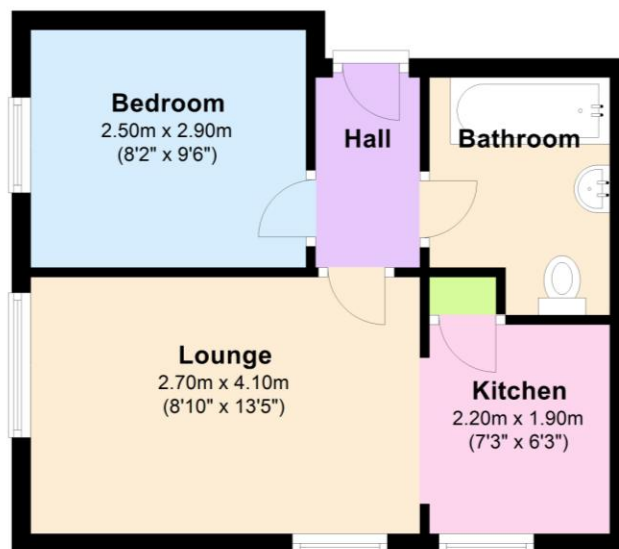
LOUNGE 13' 5" x 8' 10" (4.1m x 2.7m) : Electric heater, front aspect double glazed window, side aspect double glazed window, electric heater.

KITCHEN 7' 2" x 6' 2" (2.2m x 1.9m) : Front aspect double glazed window, white face base and wall units, built in oven & hob, cupboard containing water heater and shelf for storage, inset sink & drainer, cooker hood.

SHOWER ROOM : Low level WC, pedestal hand wash basin, shaving light, large walk in shower unit with electric shower unit, white face storage units, cased light fitting, chrome towel heater, fan.

BEDROOM 9' 6" x 8' 2" (2.9m x 2.5 m) : Side aspect double glazed window, electric heater.

ALLOCATED PARKING



**N.B.** All measurements quoted are approximate & for guidance only. No appliances, systems or fittings have been tested and no guarantee as to their condition or suitability is given or implied. Photographs are reproduced for general information. It cannot be inferred that any item is included. Misdescriptions Act 1991.