



Velsheda *court*



goadsby.com

This is a computer generated image.



The J-class yacht **Velsheda** was designed by Charles Ernest Nicholson and built in 1933 by Camper and Nicholson's at Gosport, Hampshire. She was built for businessman William Lawrence Stephenson and named after his three daughters, **Velma, Sheila and Daphne**. Between 1933 and 1936, she won many races and competed with other great yachts such as Britannia, Endeavour and Shamrock V. She was laid up in 1937 and was relaunched after a complete rebuild in 1997.

**Velsheda Court, 70 Preston Road
Preston, Weymouth DT3 6PX**

Prices from £275,000

Specification

Luxury Kitchen

Individually designed with a choice of doors and Worktops (subject to Programme)
Gas Hob and Electric Oven
Stainless Steel Extract hood
Integrated Fridge/Freezer
Integrated Dishwasher
Integrated Washer/dryer
Low energy / Low Voltage Downlights
Low energy Under Cupboard Lighting
Quality Vinyl Tiled Flooring

Bathrooms and En-Suites

Fully Tiled walls
Contemporary Ideal Standard Sanitaryware
Thermostatically controlled Showers
Glazed Shower Screens with Chrome Edgings
Mirror Lights with Shaver Sockets
Low Voltage Downlights
Stylish Extract Fan
Heated Towel Rail
Quality Vinyl Tiled Flooring

Heating

Energy Efficient Combination Boiler
Wall mounted Thermostat and Thermostatic Radiator Valves

Bedrooms

Bespoke fitted wardrobes and furniture to all Master Bedrooms
En-Suite Bath or Shower Rooms to All Master Bedrooms

Doors, Internal Joinery and Finishes

Oak veneer doors throughout
Solid Oak Skirting's, Architraves and Window Boards
Quality Chrome Door Furniture
Smooth Plastered Walls and ceilings
Quality Carpets to all areas other than Kitchens and bathrooms

Communications

Telephone/ Broadband Points in Cupboard, Lounge and Bedrooms.
Integrated wiring for satellite and/or Terrestrial TV to Lounge and Bedrooms
Choice of TV Position to Lounge Areas

External

High Efficiency Rehau U.P.V.C Double Glazed Units
Stainless Steel Glazed Balustraded Balconies
Powder Coated Juliette Balconies to First and second Floor
Allocated Parking Space to Each Apartment
Visitor Parking (Two Spaces allowed on the development)
Landscaped Gardens and Access
Cycle and Bin Stores

Security and Peace of Mind

Lift access to all Floors
Door Entry System with intercom
Mains Powered Smoke Detection within all Apartments
Security Locks to Apartment Entrance Doors Suited To Main Entrance Door
PREMIER Building Guarantee

Please note that images depict the local area and the main image of the development is computer generated

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
<p>Most energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not so environmentally friendly - higher CO₂ emissions</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>

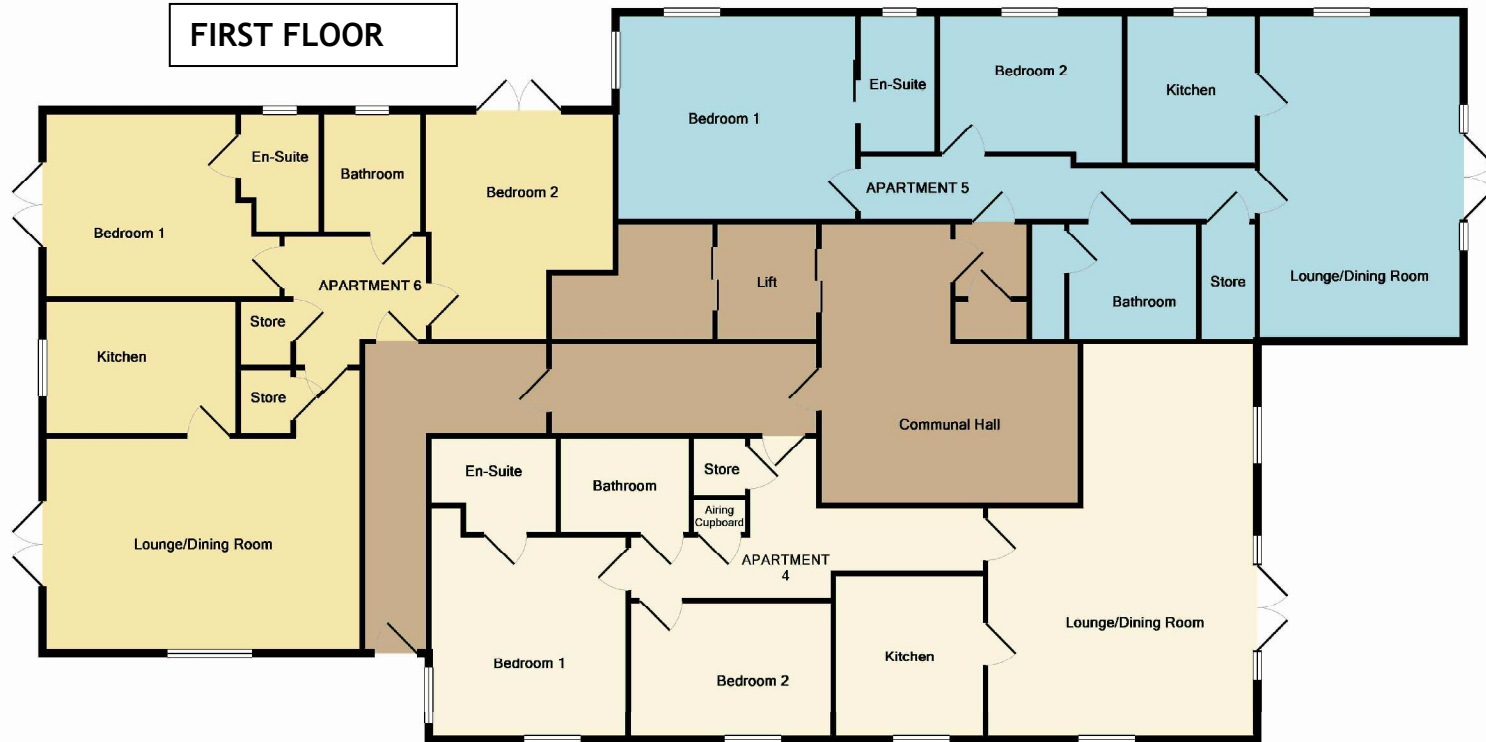
Devon & Dorset
PROPERTIES LIMITED

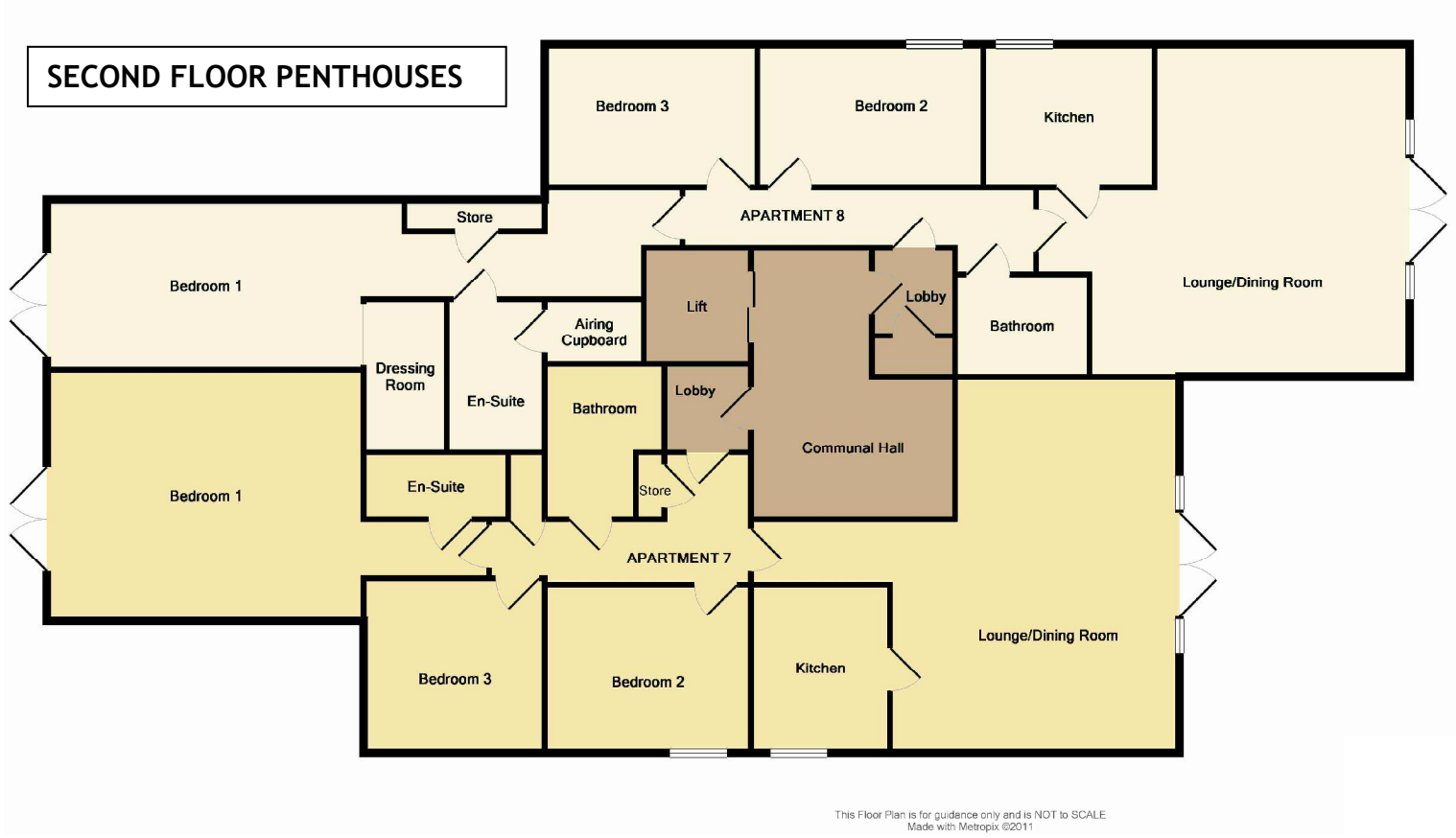


GROUND FLOOR



FIRST FLOOR





PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280



PRESTON

Chalbury Corner
Preston, Weymouth, DT3 6HA

t: 01305 832021
e: preston@goadsby.com

Velsheda Court is a quality development of six, two bedroom apartments and two, three bedroom Penthouse apartments, developed by Devon and Dorset Properties Ltd as their latest landmark development in Preston. The chairman, Ray McIntyre, has been building homes in the southwest since 1972 with his philosophy being one of concentrating on providing high quality properties with a particular attention to detail.

Amenities

Preston offers all the services and retail outlets for day-to-day needs, complemented by nearby Weymouth. The surrounding towns and villages offer a number of weekly open-air markets for local foods, arts and crafts, clothing and almost anything else.

Preston is an ideal base for exploring the beauty of the Jurassic Coast World Heritage Site and the tranquil delights of the west Dorset hinterland often ignored by transient tourists.

The area abounds in country pubs, nature trails and footpaths, sites of historic and cultural interest, offering an almost endless agenda of excursions, activities and attractions.

Communications

Preston Road lies on a regular bus route to Weymouth, which offers connection to the National Express coach network at Kings Statue. The nearest railway stations are at Upwey (1.7m) on the Waterloo-Weymouth line via Bournemouth and Southampton, and in Weymouth (2m).

Bournemouth International Airport is 28 miles. There is a regular ferry service from Weymouth to St. Malo in France and the Channel Islands.

Ground Floor

Apartment 1

Lounge/Dining Room	23'2" x 16'8" narrowing to 10'5"
Kitchen	9'8" x 8'0"
Bedroom 1	12'0" x 11'8"
Bedroom 2	11'11" x 8'2"
Bathroom	7'11" x 5'9"

Apartment 2

Lounge/Dining Room	19'2" x 12'0"
Kitchen	8'11" x 7'10"
Bedroom 1	14'0" x 12'2"
Bedroom 2	10'11" x 8'4"
Bathroom	7'9" x 5'11"

Apartment 3

Lounge/Dining Room	22'7" x 12'7"
Kitchen	13'4" x 7'10"
Bedroom 1	12'4" x 11'0"
Bedroom 2	11'3" x 9'5"
Bathroom	7'2" x 5'11"

First Floor

Apartment 4

Lounge/Dining Room	23'2" x 16'8" narrowing to 10'5"
Kitchen	9'8" x 8'0"
Bedroom 1	12'0" x 11'8"
Bedroom 2	11'11" x 8'2"
Bathroom	7'11" x 5'9"

Apartment 5

Lounge/Dining Room	19'2" x 12'0"
Kitchen	8'11" x 7'10"
Bedroom 1	14'0" x 12'2"
Bedroom 2	10'11" x 8'4"
Bathroom	7'9" x 5'11"

Apartment 6

Lounge/Dining Room	17'6" x 12'7"
Kitchen	11'0" x 7'10"
Bedroom 1	12'4" x 11'0"
Bedroom 2	13'2" x 11'3" narrowing to 6'2"
Bathroom	7'2" x 5'11"

Second Floor

Apartment 7

Lounge/Dining Room	23'2" x 13'6" narrowing to 10'5"
Kitchen	9'8" x 8'0"
Bedroom 1	16'4" x 14'6"
Bedroom 2	11'11" x 9'8"
Bedroom 3	11'8" x 9'11"
Bathroom	9'0" x 6'11"

Apartment 8

Lounge/Dining Room	19'2" x 18'5" narrowing to 14'8"
Kitchen	9'10" x 8'4"
Bedroom 1	20'7" x 9'9"
Dressing Room	8'10" x 4'9"
Bedroom 2	13'0" x 8'4"
Bedroom 3	12'3" x 8'4"
Bathroom	7'9" x 5'11"



An award winning development
Coveway Heights



Glenburn Court

