



Instinct Guides You



Lansdowne Square, Weymouth, DT4 9QT £230,000

- Spacious Lower Ground Floor Apartment
- Private Entrance
- Generous Open Plan Living Space
- Private Front Garden
- Envious Proximity to Harbour
- Two Double Bedrooms + Study
- Parking on Shared Driveway
- Cul-De-Sac Position



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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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Wilson Tominey are delighted to offer this ideally Positioned Lower Ground Floor Apartment with private front garden. Located just moments from Weymouth's vibrant Harbourside, this generous property offers open-plan living and boasts two well-proportioned bedrooms, bathroom & cloakroom and an additional study. The property is set within a period property with a generous shared garden at the rear.

The private entrance ensures both privacy and convenience, leading directly into the expansive living area. This space encompasses a bright lounge with an open fireplace and a modern kitchen, which has been recently refurbished. The addition of new LVT flooring across the living room, kitchen, and lobby enhances the contemporary feel. Double-glazed uPVC windows have been installed to complement the original character of the building.

A central lobby, currently used as a dining area, provides access to the remaining accommodation. Adjacent to the lobby is a versatile study, a well-appointed family bathroom, and a spacious built-in storage cupboard.

Bedroom One impresses with its extensive floor area, built-in storage, and two wardrobes. It seamlessly connects to a rear extension, which includes a cloakroom/utility space for a washing machine, coat storage, and direct access to the shared garden.

Bedroom Two, with its sliding sash window comfortably accommodates a double bed and additional furnishings.

The study offers additional versatility to the home further increasing the properties footprint.

Externally, the apartment features a private, enclosed garden at the front as well as a shared driveway and a substantial shared garden at the rear.

Set within one of Rodwell's most tranquil locations, this charming home is a short stroll from Weymouth Harbour and the town centre. The surrounding square fosters a welcoming community atmosphere, with regular events held on the green throughout the year.

Lounge/Kitchen 19'8" into bay x 13'4" (6.01m into bay x 4.07m)

Bedroom One 13'8" x 13'4" plus recess (4.18m x 4.08m plus recess)

Bedroom Two 13'3" red to 11'11" x 8'4" red to 3'10" (4.06m red to 3.65m x 2.55m red to 1.19m)

Study 10'4" x 6'3" (3.16m x 1.91m)

Family Bathroom

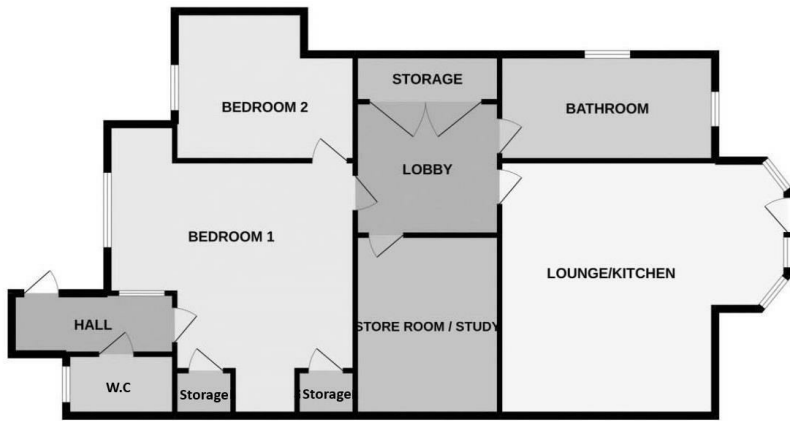
Cloakroom/Utility 6'2" x 2'10" (1.90m x 0.88m)

Lease and Maintenance Information

The vendor informs us the lease commenced in 2014 and has 988 years remaining; The ground rent is currently £125 per annum and the service charge is approx £77pcm. Pets are allowed but we await confirmation on letting restrictions.

We recommend checking these details with a solicitor before incurring costs.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	