



Instinct Guides You



## Melcombe Avenue, Weymouth £190,000

- Two Double Bedrooms
- Greenhill
- Car Port
- Top Floor
- Close To Beach
- Popular Location
- Lift To All Floors
- Two Bathrooms



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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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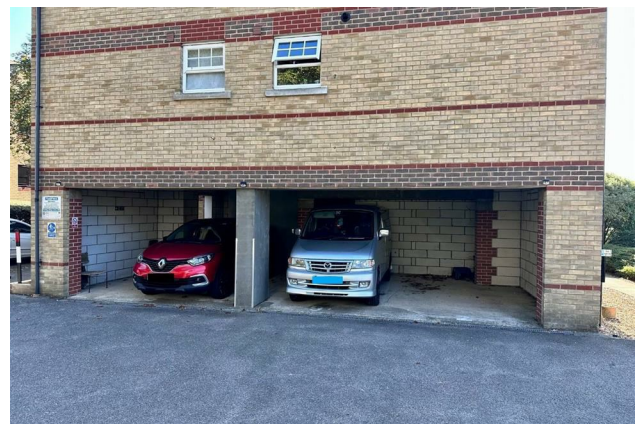


Welcome to this charming apartment located on Melcombe Avenue in the picturesque town of Weymouth. This property boasts a spacious reception room, two comfortable bedrooms, and two modern bathrooms, offering both convenience and comfort.

Situated in a prime location, this apartment is perfect for those who enjoy the beach and the bustling town life. With no onward chain in Greenhill, you can move in hassle-free and start enjoying all that this vibrant area has to offer.

The property features allocated parking with a convenient carport, ensuring that your vehicle is always secure. Additionally, the lift access to all floors and the secure intercom entrance system provide both ease of access and peace of mind.

Don't miss out on this fantastic opportunity to own a lovely apartment in a sought-after area, close to local amenities and just a stone's throw away from the beach. Contact us today to arrange a viewing and make this apartment your new home!



## Room Dimensions

Lounge/Diner 15'1" x 13'7" (4.6 x 4.16)

Kitchen 13'7" x 4'11" (4.15 x 1.52)

Bedroom One 14'2" max x 12'10" (4.33 max x 3.93)

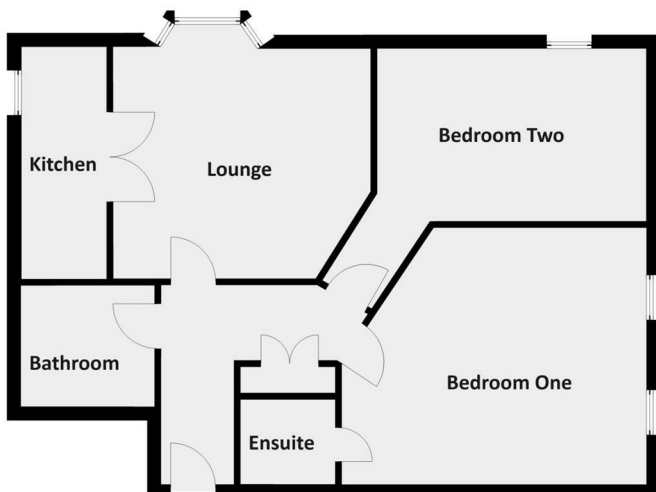
Bedroom Two 11'6" x 6'11" (3.51 x 2.12)

## Lease & Maintenance Information

The vendor informs us that the property has a 999 year lease with the service charge being £414.09 approx every quarter, the property permits letting on a shorthold tenancy basis and pets are not allowed.



We recommend these details are checked by a solicitor before incurring any 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.