



Instinct Guides You



Louviers Road, Weymouth Offers In Excess Of £140,000

- Two Double Bedrooms
- Allocated Parking
- Close To Transport Links
- Easy Access To Dorchester & Weymouth
- Purpose Built Apartment
- Close To Amenities



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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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Offered with NO ONWARD CHAIN* is this first floor purpose built apartment that offers TWO DOUBLE BEDROOMS, ALLOCATED PARKING and easy access to AMENITIES & TRANSPORT LINKS.

Stepping Inside you enter into a generous lounge/diner with a large storage cupboard and an open plan feel that flows into the kitchen. The kitchen has a range of storage units and offers space for white goods and benefits a built in oven & hob.

The bathroom found in the centre of the property comprises a bath with shower over, wash hand basin and W/C. Bedroom one is a substantial room with ample space for a range of furnishings and some pleasant views towards surrounding fields. Bedroom two is a small double that offers versatility to the homeowner.

Outside there are well maintained communal green areas and ample visitor parking, the property owns one allocated space. * subject to tenant moving out.



Room Dimensions

Lounge/Diner 12'11" x 10'0" (3.95 x 3.06)

Kitchen 10'3" x 4'11" (3.14 x 1.51)

Bedroom One 12'0" x 10'2" (3.66 x 3.11)

Bedroom Two 8'3" x 7'4" (2.52 x 2.24)

Bathroom 6'6" x 4'11" (2.00 x 1.51)

Lease & Maintenance Information

The vendor informs us the lease has 966 years remaining, the ground rent is £10 per annum with a service charge of £288 paid every six months, pets are allowed upon request, holiday lettings are not permitted.

We recommend these details are checked by 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	73 59
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	
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.