



Instinct Guides You



## Oakbury Drive, Weymouth £190,000

- Ground Floor Apartment
- No Onward Chain
- Preston, Weymouth
- Garage
- Large Kitchen
- Preston Beach Nearby
- Bus Routes nearby
- Open Plan Lounge/Diner



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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 GROUND FLOOR, TWO DOUBLE BEDROOM apartment that boasts a GARAGE and LARGE KITCHEN. Nestled in the heart of PRESTON on Oakbury Drive the property is just MOMENTS from LODMOOR NATURE RESERVE and OVERCOMBE BEACH with some amenities near by and bus route serving both Weymouth and Dorchester.

Entering the property a large open plan lounge/diner greets you. the room offers ample space for a range of furniture and a westerly aspect window creates a bright and airy feel to the room. The kitchen is a superb size, much larger than a typical apartment and offers a range of fitted units and spaces for appliances. A large window offers pleasant views into the communal gardens at the rear.

A door leads to a small hallway that opens into the rest of the living space, the bathroom and two double bedrooms. The principal bedroom is a good size double bedroom overlooking the rear communal garden with space for furniture. The second bedroom is slightly smaller in size however benefits built in wardrobes for additional storage. Finishing the accommodation is the family bathroom in the centre of the home that comprises a bath with shower over, wash hand basin and W.C.

Outside there is attractive communal gardens, bin store and drying area. The apartment owns a clearly signed garage in a block with an up and over door.

**Room Dimensions**

**Bedroom One 11'10" x 10'5" (3.61 x 3.19)**

**Bedroom Two 9'10" x 8'6" (3.01 x 2.60)**

**Bathroom 6'9" x 5'5" (2.08 x 1.66)**

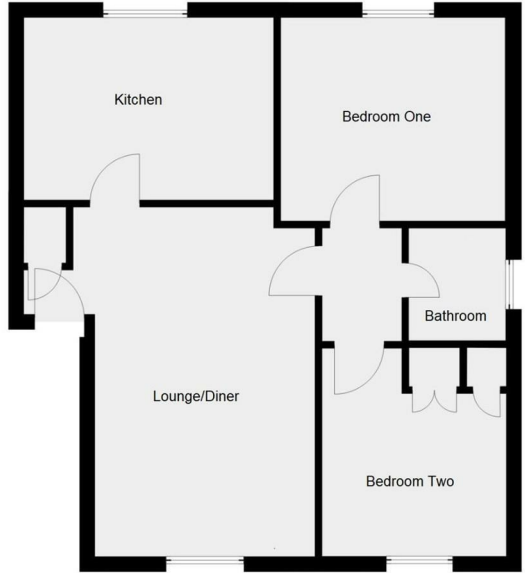
**Lounge/Diner 17'7" x 11'7" (5.37 x 3.55)**

**Kitchen 13'3" x 9'5" (4.05 x 2.89)**

**Lease & Maintenance Information**

The vendor informs us the property has a share of freehold, there is a 999 year lease which commenced in 1965, ground rent was £10 at commencement in 1965, £30 per month is paid for maintenance, £250 per annum into a sinking fund covering insurance and fee's etc, these fee's are reviewed yearly, no pets are allowed, letting is permitted but no holiday lets.

We recommend these details are checked by a solicitor before incurring costs. The ground rent is subject to change within the growth of the lease.



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			
		58	74
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.