



Instinct Guides You



## Greenhill, Weymouth Offers In Excess Of £190,000

- Greenhill
- One Bedroom
- Beautifully Presented
- Allocated Parking
- Seconds From Beach
- Share Of Freehold



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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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A BEAUTIFULLY PRESENTED one bedroom GROUND FLOOR APARTMENT with ALLOCATED PARKING situated in the sought after location of GREENHILL being opposite the BEACH and level walk along the Esplanade into the town center.

Approaching the property, its' modern design is firstly noticed and the enviable position is realised from the view of the sea before walking to the rear of the property where the apartment is found.

Stepping inside from the rear private entrance into the open plan lounge/kitchen. A lovely space enjoying a westerly aspect which fills the room with light creating a warm and cosy feel. The modern kitchen has a good selection of eye and base level units with AEG integrated appliances including a washer dryer, fridge, freezer and oven.

The lounge area has ample space for furnishings including dining area with open entrance into the hallway with doors to the bedroom, bathroom.

Continuing to the rear of the property is the bathroom which has been modernised by the current owner with a double shower unit, vanity sink and w/c. All finished with tasteful contemporary grey tiling and towel rail.

Finishing the accommodation is the bedroom being a double room with space for wardrobes and furniture.

Outside there are well kept communal gardens with a private use storage box and allocated parking space.



## Room Dimensions

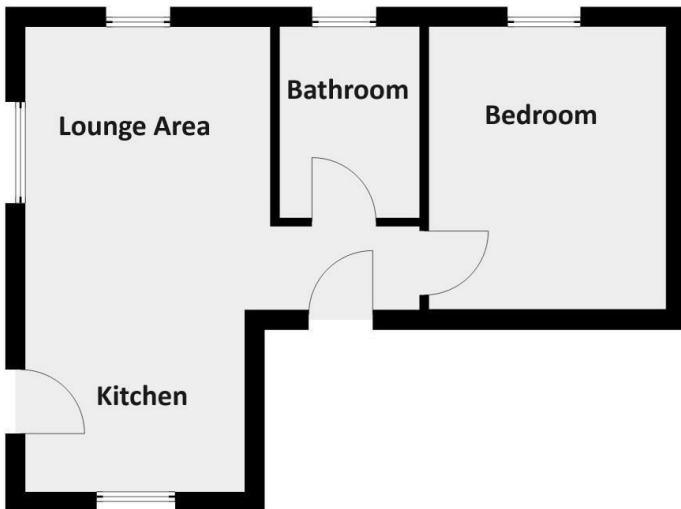
Lounge/Kitchen 19'0" x 10'0" (5.81 x 3.06)

Bedroom 11'9" x 9'1" (3.6 x 2.77)

## Lease & Maintenance Information

The vendor informs us that there is a 1/8th share of the freehold with a 125 year lease which commenced in 2003, the service charge is £704.50 per annum which include buildings insurance, letting is permitted but no pets or holiday letting.

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			
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.