



Instinct Guides You



## Passage Close, Weymouth £240,000

- No Onward Chain
- Views Of Chesil Beach
- Two Double Bedroom
- Ensuite
- Allocated Parking
- Moments From Waters Edge
- Lift To All Floors
- Near National Sailing Academy



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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 SPACIOUS, well presented TWO DOUBLE BEDROOM, TWO BATHROOM purpose built first floor apartment with BALCONY, LIFT and PARKING being sold with NO ONWARD CHAIN. Positioned opposite the mouth of the Fleet in WYKE, enjoying some VIEWS of the FLEET and CHESIL BEACH plus moments from SMALLMOUTH BEACH and amenities.

Before entering this spacious apartment there is a useful lobby area which the vendors have utilised as a seating area to sit and enjoy the southerly aspect.

Stepping inside the apartment you instantly gain a feeling of space with all rooms flowing from the hallway into the lounge/diner, kitchen/breakfast room, two double bedrooms and bathroom.

The lounge/diner is positioned at the rear, being a spacious room with floor to ceiling southerly windows creating a great light and airy space perfect for entertaining with doors onto the balcony. The balcony then provides some views down into the fleet and across to Smallmouth Beach with space for a table and chairs.

The kitchen/breakfast room again is a good size room with a selection of eye and base level units with some integrated appliances including a dishwasher, oven and hob with space for white goods.

Both double bedrooms are well proportioned in size with the principal bedroom benefiting an en-suite and ample space for furnishings.

Finishing the accommodation the main bathroom comprises a p shaped bath with shower over, wc and vanity unit with a partial tiled surround.

Outside is communal central gardens, bike store and allocated parking.



## Room Dimensions

Lounge 16'11" x 14'2" (5.16 x 4.32)

Kitchen/Breakfast Room 11'5" x 11'3" (3.50 x 3.45)

Bedroom One 12'7" x 12'0" (3.84 x 3.66)

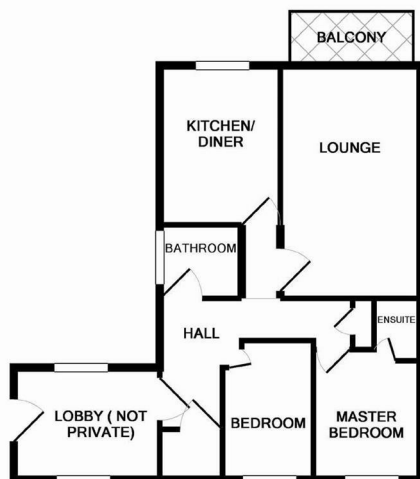
Bedroom Two 12'0" x 8'11" (3.66 x 2.74)

### Lease & Maintenance Information

The vendor informs us that there is a 999 year lease with approximately 985 years remaining, service charge is £1604 per annum which includes buildings insurance, ground rent is £100 per annum, no holiday letting is permitted, pets are with permission.



We recommend details are verified by your solicitor before incurring any additional 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.