



Instinct Guides You



Glendinning Avenue, Weymouth Guide Price £210,000

- Lodmoor
- Holiday Letting Permitted
- Private Patio
- Allocated Parking
- Ensuite
- No Onward Chain
- Two Double Bedroom
- Close To Beach & 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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A well presented, TWO DOUBLE BEDROOM ground floor apartment with LARGE PRIVATE PATIO being sold with no onward chain in Lodmoor. The property with ALLOCATED PARKING will suit many different buyers due to the HOLIDAY LETTING permission for investment and proximity to the beach and amenities favouring all.

Upon entering, the hallway provides access to all rooms granting an initial feeling of space. The living accommodation is positioned at the rear of the property being a light and airy open plan room combining the lounge/diner and kitchen. The kitchen area has a selection of eye and base level units with some built in appliances including oven, hob and extractor with additional space for white goods. The lounge/diner offers ample space for living and dining with French double doors leading onto to the private patio which aids bringing the outside in.

The two bedrooms are both spacious rooms with the principal room being larger than expected again with access onto the patio and benefiting an ensuite.

Finishing the accommodation is the main bathroom which comprises bath with shower over, wash hand basin, w/c and selective tiling.

The outside space certainly changes the dynamics of this property with a paved patio area being a great space to sit and enjoy with a picket fence surround which leads straight to your allocated parking space.



Room Dimensions

Lounge 14'2" x 10'7" (4.34 x 3.23)

Kitchen 8'1" x 6'5" (2.47 x 1.97)

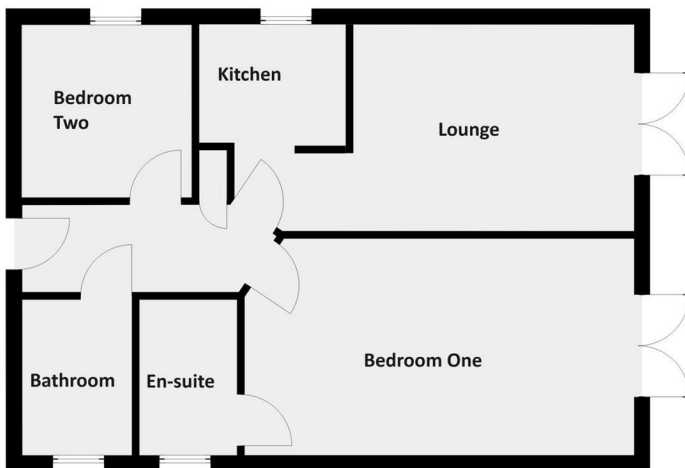
Bedroom One 19'5" x 9'1" (5.94 x 2.78)

Bedroom Two 8'10" x 8'8" (2.7 x 2.66)

Lease & Maintenance Information

The vendor informs us that the property owns a 1/7th share of the freehold with a 125 year lease which commenced January 2007, service charge is £1700 p.a which includes the buildings insurance, holiday letting is permitted, no pets 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			
England & Wales		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			
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.