



Instinct Guides You



Abbotsbury Road, Weymouth £110,000

- Approx 5 Minute Walk To Beach
- Close To Town Centre
- Harbour & Marina Nearby
- Second Floor Apartment
- Spacious Double Bedroom
- Open Plan Living Space
- Close Proximity To Shops & Amenities
- Bus Route On Your Doorstep



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Welcome to Abbotsbury Road, Weymouth - a charming location for this delightful second-floor apartment. This property boasts a spacious open-plan living space, perfect for entertaining guests or simply relaxing after a long day.

With one reception room, one generously sized bedroom, and a well-appointed bathroom, this apartment offers a comfortable and convenient living arrangement. The spacious double bedroom provides a peaceful retreat, ensuring a good night's sleep.

Situated close to both the town and the beach, this property offers the best of both worlds - urban convenience and coastal tranquility. Additionally, its proximity to shops and local amenities makes daily errands a breeze.

Don't miss out on the opportunity to own this lovely apartment in a prime location. Whether you're looking for a permanent residence or a holiday home, this property is sure to meet your needs. Book a viewing today and envision the possibilities that await you at Abbotsbury Road!



Room Dimensions

Lounge 10'5" x 9'10" (3.18 x 3.00)

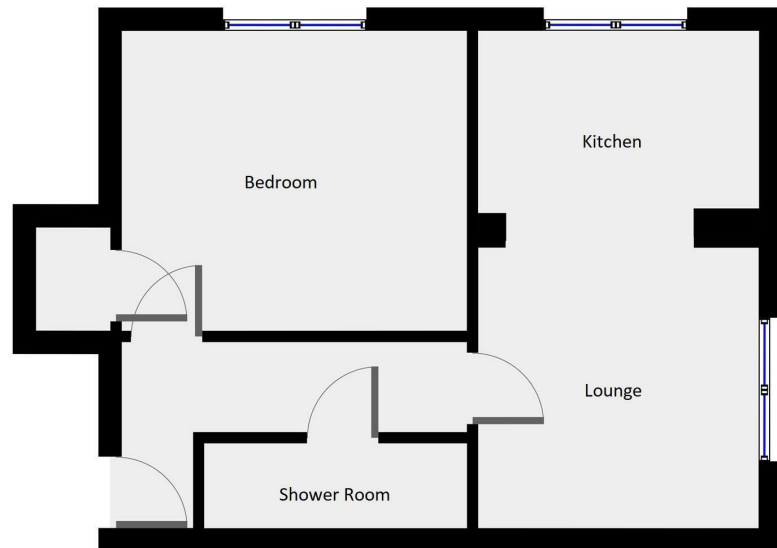
Kitchen 10'0" x 6'5" (3.05 x 1.96)

Bedroom 12'0" x 10'5" + wardrobe (3.66 x 3.20 + wardrobe)

Lease & Maintenance Information

The vendor informs us the property has a 999-year lease which commenced in 2014, upon setting up the lease there was a nominal peppercorn ground rent, a service charge is £30pcm, and there are no holidays or pets permitted.

We recommend these details are checked by a solicitor before incurring costs. The ground rent may be subject to change during the length 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			
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.