



Instinct Guides You



## Dorchester Road, Weymouth £300,000

- Two/Three Bedroom Garden Apartment
- Moments From Greenhill & Beach
- Large Kitchen/Breakfast Room
- Off Road Parking
- Office/Study Room
- Ensuite & Walk In Wardrobe
- Outhouse's & Store Room
- Spacious Accommodation



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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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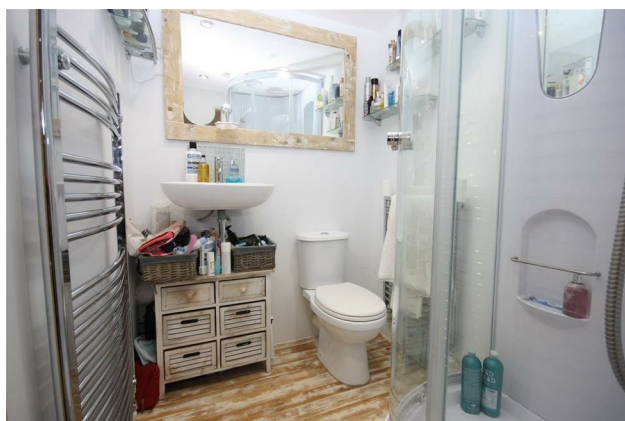
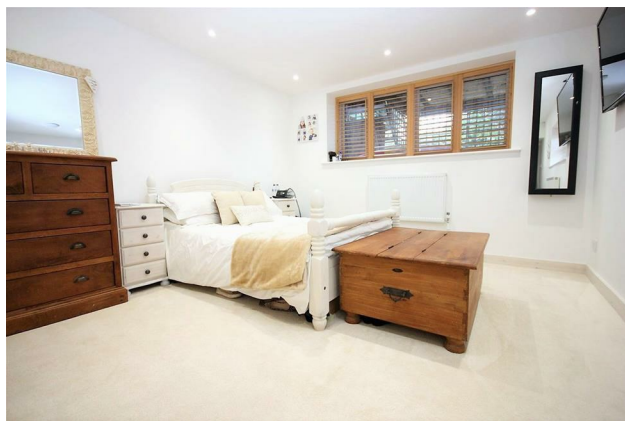


This spacious TWO/THREE BEDROOM ground floor GARDEN APARTMENT, featuring a LARGE KITCHEN/BREAKFAST ROOM and a master bedroom with an EN-SUITE and walk-in wardrobe. Additional amenities include a STORE ROOM and OUTHOUSES, all conveniently located a stone's throw from GREENHILL BEACH and ESPLANADE. The property boasts a unique bungalow style, offering FLEXIBLE LIVING SPACES and OFF ROAD PARKING.

Upon entering, the expansive vaulted ceiling in the kitchen/breakfast room extends to the lounge, creating an impressive open-plan living area. The kitchen is well-appointed with eye and base level units, a central breakfast bar, and integrated appliances such as a double and single oven, inset hob, and space for an American-style fridge-freezer, all complemented by wooden work surfaces. The lounge is sizeable, featuring a chimney breast feature and downlighting, leading to a hallway that provides access to all other rooms and external stairs to the large storeroom and boiler room/outhouse.

The principal bedroom is generously sized, complete with a walk-in wardrobe and en-suite, offering plenty of space for furnishings, perfect for comfortable modern living. The second bedroom, located at the far end of the apartment, includes a bay window and space for furnishings. The adaptable layout of this accommodation can meet various needs, with a smaller room suitable for an office or cot room and a study/storeroom (without a window). The main bathroom features a wash hand basin, bath with shower over, and WC.

Outside, the property offers a lawned garden and patio, gravelled parking area, all secured by a gated entrance and fencing.



## Room Dimensions

**Kitchen 15'5" x 13'8" (4.7 x 4.17)**

**Lounge 16'8" x 13'10" (5.1 x 4.22)**

**Bedroom One 12'2" x 12'7" plus doorway. (3.71 x 3.85 plus doorway. )**

**Bedroom Two 16'4" x 10'1" into bay (4.98 x 3.08 into bay)**

**Office/Cot Room 5'11" x 5'5" (1.82 x 1.67)**

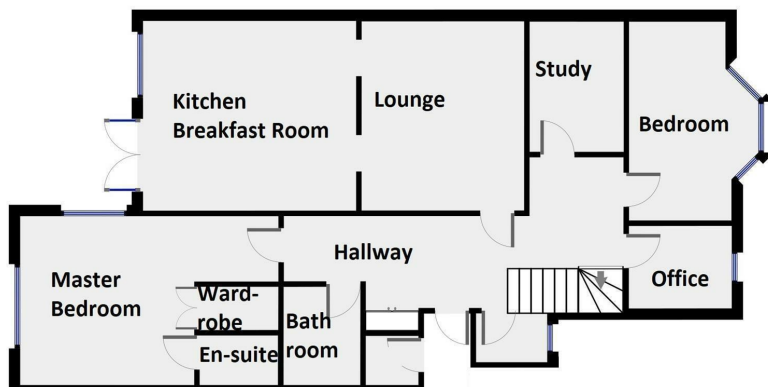
**Study 12'0" x 6'8" (3.66 x 2.05)**

**Boiler / Store Room 22'5" x 7'6" (6.84 x 2.29)**

**Store Room 8'1" x 6'11" (2.47 x 2.12)**

## Lease and Maintenance Information

The vendor informs us that there is a 125 year lease with the ground rent currently of £350 per annum, service charge is £345 per annum and reviewed annually, and there are no letting restrictions.



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.