

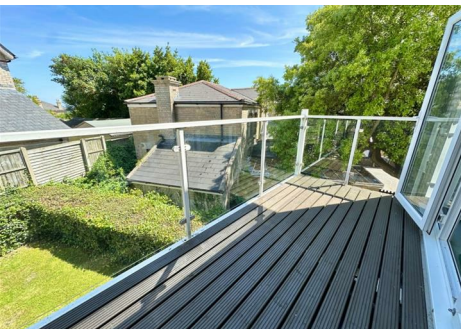


Instinct Guides You



Cross Road, Weymouth £249,950

- No Onward Chain
- Two Double Bedrooms
- Shower Room & En-suite
- Balcony With Green Outlook
- Close To Bus Route & Doctors
- Generous Kitchen & Lounge/Diner
- Allocated Parking



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Welcome to Churchill Gardens, a spacious two-bedroom apartment with EN-SUITE ideally located close to a bus route & amenities. This well-designed residence offers generous living spaces, off-road parking and an attractive balcony offered with no onward chain.

Positioned on the first floor the property enjoys an elevated position, allowing plenty of light to flood the apartment creating bright, attractive spaces. Inside the rooms are connected by a central hallway.

The hub of the home is certainly the spacious lounge at the rear of the property. The room is large enough for a range of furniture and can offer a versatile layout. Double doors open to the balcony which looks over the surrounding landscape and attractive communal gardens. The kitchen/diner adjacent is a further generous size with ample storage and work surface benefitting built-in dishwasher, oven & hob and washing machine. The room has a bright inviting feel thanks to a dual aspect and room for a dining room table.

Both bedrooms are doubles with bedroom one enjoying a well-appointed shower room en-suite. The family shower room comprises a large shower cubicle, wash hand basin and W.C.

The block is situated within well-kept grounds decorated with flowers and established trees and shrubs. The apartment has an allocated space in the rear car park.



Room Dimensions

Kitchen 13'5" x 12'2" (4.11 x 3.73)

Lounge/Diner 13'6" x 13'3" (4.12 x 4.04)

Bedroom One 13'8" max x 9'11" max (4.18 max x 3.04 max)

Bedroom Two 9'8" x 9'4" (2.95 x 2.86)

Bathroom 7'1" max x 5'8" max (2.16 max x 1.75 max)

Balcony 12'11" x 5'7" (3.94 x 1.72)

Lease & Maintenance Information

The vendor informs us the property has a remaining lease of 106 years, the ground rent is £200pa and a service charge of £825 paid every six months, pets are allowed with permission however holiday lets are forbidden.

We recommend these details be checked by a solicitor before incurring costs.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items.

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			
		78	81
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.