



Instinct Guides You



Sunnyside Road, Weymouth £195,000

- No Onward Chain
- Own Private Entrance
- Spacious Apartment
- Kitchen/Diner
- Sea Views
- Close To 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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This spacious two-bedroom apartment boasts partial sea views, a large lounge, a kitchen/diner, and its own private entrance, all without an onward chain in Wyke. It's conveniently located with all essential amenities nearby, including various shops, schools, and a doctor's surgery, and is just a short distance from the water's edge and coastline.

Entry to the property is via a side access with an external staircase leading up to the apartment. A handy porch provides a space for cloak storage before entering the main hallway and living areas.

The lounge is impressively large, offering plenty of room for various furnishings and is brightened by large windows that let in an abundance of light. Off the lounge is the main bedroom, a spacious double with some sea views and built-in wardrobes, alongside a smaller single room that could also serve as a study.

At the opposite end of the apartment, stretching across the property's width, is a sizeable kitchen/diner with enough room for a dining table and chairs, perfect for hosting and dining. The kitchen is equipped with a range of eye-level and base units, as well as space for appliances.

Completing the apartment is the bathroom, which includes a double shower cubicle with a glass enclosure, a toilet, and a washbasin.



Room Dimensions

Lounge 16'3" x 15'3" (4.97 x 4.67)

Bedroom One 15'3" x 14'6" (4.67 x 4.43)

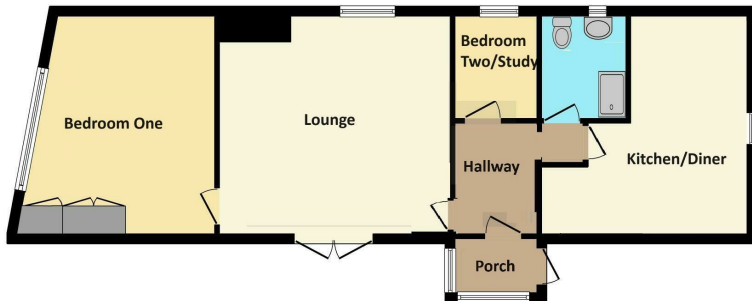
Bedroom Two 7'2" x 5'10" (2.2 x 1.8)

Kitchen/Diner 15'7" > 7'10" x 14'4" (4.75 > 2.41 x 4.39)

Lease & Maintenance Information

The vendor informs us that there is a 99 year lease which commenced in 2009 with the service charge of approximately £350 per annum which includes buildings insurance and ground rent, no pets, no holiday letting permitted.

We recommend these details are checked by a solicitor before incurring any 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	
56	69
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.