



Instinct Guides You



Canberra Road, Weymouth £140,000

- No Onward Chain
- Allocated Parking
- Private Westerly Aspect Raised Decking Area
- Kitchen Diner & Sun Room
- Share Of Freehold
- Well Presented Throughout
- Close To Bus Route
- Amenities Nearby



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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 GROUND FLOOR apartment that offers a beautiful open plan living space, PARKING and a PRIVATE WESTERLY ASPECT DECKING AREA. All whilst located within easy access to Dorchester, Weymouth and a range of local amenities & bus route. Offered with NO ONWARD chain.

The well proportioned hallway is a rare feature among flats, offering additional storage space while providing access to the whole accommodation. The open-plan living and kitchen room is located to the rear, a bright and contemporary space with a modern feel. The living room is a great size with ample room for a sofa and additional furnishings. While the fitted kitchen offers a range of units benefiting from built-in oven and hob with space for a washing machine. To the rear, the sunroom is certainly the most eye-catching of all the accommodation benefiting from triple-aspect natural lighting and boasting beautiful hillside views perfect to admire while dining.

The double bedroom, a good size with space for additional furnishings. The shower room is well presented benefiting from decorative tiling and comprises a double shower cubicle, wash hand basin and W./C.

Outside the property benefits from a westerly facing private raised decking area followed by a communal garden space, both benefitting from a beautiful outlook over the surrounding hills and offers an escape into nature. In addition the property boasts one off-road allocated parking space.



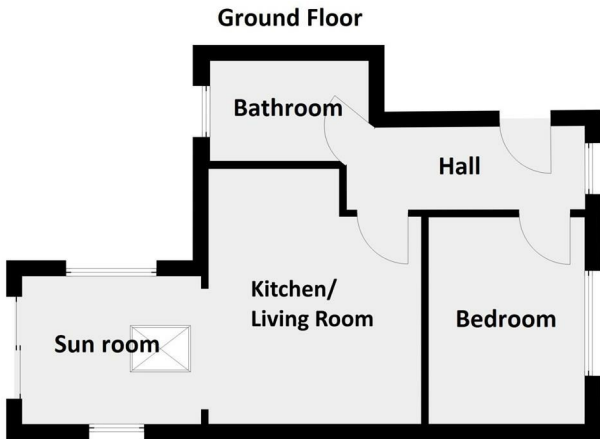
Room Dimensions

- Bedroom 10'7" x 8'0" (3.25 x 2.45)**
- Shower Room 8'2" max 5'1" max (2.49 max 1.57 max)**
- Kitchen Dining Room 13'4" max x 10'11" (4.08 max x 3.34)**
- Sun room 7'7" x 9'2" (2.32 x 2.81)**

Lease & Maintenance Information

The vendor informs us that upon completion there will be a new 999 year lease with a 1/4 share of freehold, the maintenance charge is approximately £30pcm, no holiday lets however pet are permitted upon request.

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		78	78
	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.