



Instinct Guides You



## Olympia Heights, Greenhill, Weymouth £230,000

- Secure Underground Parking
- Close To Amenities & Bus Route
- Stones Throw From Greenhill Beach
- Attractive Communal Gardens
- No Onward Chain
- Two Double Bedrooms
- Lift Access To All Floors
- Bus Connection Close By
- Well Presented Throughout
- 112 Years Remaining On The Lease



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E sales@wilsontominey.co.uk  
W www.wilsontominey.co.uk



Positioned elegantly on the cusp of Weymouth's illustrious bay is Olympia Heights. A striking example of modern architecture hosting this spacious apartment with enviable proximity to all of Weymouth's most desired attractions. The home overlooking the gardens boasts **SECURE UNDERGROUND PARKING** and is offered with no onward chain.

With a lift to all floors, the property boasts accessibility with ease.

The large living area comprises of a lounge, kitchen and dining space. Conveniently the hub of the home; The room is generously proportioned, finished beautifully and offers light in abundance. A large window overlooks the attractive communal gardens. The kitchen, especially, is presented beautifully with a range of modern units and appliances.

Bedroom one is a spacious double with built-in storage - complete with direct access to the family bathroom.

Bedroom two is a similarly proportioned double also boasting integrated storage and room for furnishings.

The main bathroom is finished in a contemporary style, hosting bath, toilet and basin. The room has doors to the main bedroom and hallway.

Externally, the apartment retains parking for one car in a secure underground car park (Space Labelled 'D'). The communal gardens surround the block and are well-maintained with an array of plants, shrubs and other greenery.

## Room Dimensions

**Living Area 23'3" max x 11'9" max (7.10 max x 3.59 max )**

**Bedroom One 9'6" x 8'1" + wardrobe (2.91 x 2.48 + wardrobe )**

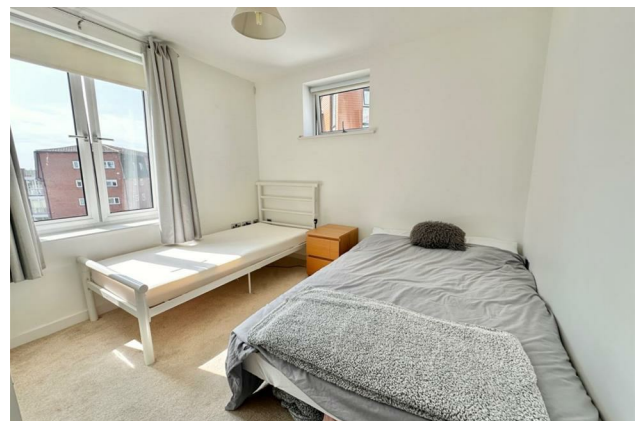
**Bedroom Two 9'6" x 8'0" + wardrobe (2.92 x 2.45 + wardrobe )**

## Bathroom

## Lease & Maintenance Information

The Vendor informs us, the property is offered with a remaining lease of 112 years, the ground rent is currently £150p/a, the service charge is £1600 every 6 months, however there are options to pay monthly, there are no holiday lettings, pets are allowed upon request.

We recommend that you get these details looked at by your solicitor before any costs are incurred.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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.