



Instinct Guides You



Louviers Road, Weymouth £145,000

- No Onward Chain
- Private Parking
- Private Entrance
- Purpose Built Duplex Apartment
- Versatile Living Accomodation
- Superb Investment Opportunity
- Three Bedrooms
- Spacious Throughout



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



Tucked subtly into the purpose built development of Caswell Court is this three bedroom duplex apartment. Presented with no onward chain and in need of modernisation, the apartment boasts two bathrooms, spacious and versatile living accommodation as well as private entrance and parking space.

Set across two floors, the home boasts versatile living accommodation - including downstairs bedroom three and shower room. Bedroom three also benefits from built-in storage and ample room for furnishings. The floor also comprises of a large dual aspect living room and spacious kitchen/diner, excellently proportioned to amplify the sense of space the property provides. Windows look over the communal gardens.

The first floor hosts two double bedrooms and a generous family bathroom - enhancing the feel of plentiful space the property delivers.

Externally, the property retains a designated parking space and is surrounded by communal gardens hosting an array of bushes among other greenery.



Room Dimensions

Living Room 11'10" max x 14'6" max (3.63m max x 4.44m max)

Dining Room 14'6" x 8'11" (4.44m x 2.72m)

Bedroom One 12'9" x 9'7" max (3.90m x 2.94m max)

Bedroom Two 12'8" x 8'10" (3.87m x 2.71m)

Bedroom Three 9'6" x 9'2" max (2.92m x 2.81m max)

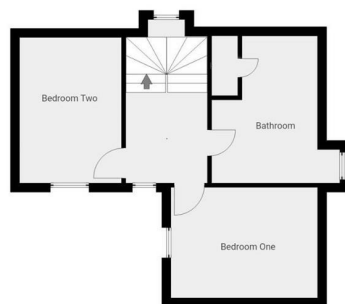
Bathroom (1st Floor)

Shower Room (Ground Floor)

Lease and Maintenance Information

The vendor informs us that there is a 999 year lease which commenced in 1993, service charge is £908.79 per annum, ground rent is £10 per annum, Holiday Lets and Pets are Not Permitted.

Please ensure all details are verified by your solicitor before incurring further 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		EU Directive 2002/91/EC	78

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.