



Instinct Guides You



Connaught Road, Weymouth £110,000

- Generous Double Bedroom
- Open Plan Living
- Top Floor Apartment
- Close To Bus Route & Amenities
- Communal Garden At Rear
- Long Lease



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Positioned on the sought-after Connaught Road this top-floor apartment offers open-plan living and a convenient location with a bus route and amenities nearby.

The apartment sits at the top of a beautiful period home with ornate brickwork and detailing. The building has been partitioned into six apartments with a communal garden at the rear.

Inside the hub of the apartment is certainly the open-plan kitchen and living room. Bathed in natural light thanks to a southerly aspect window and two skylights it offers a pleasant space to sit and relax with the kitchen being well equipped and maximises the useable space well.

Adjacent is a well-proportioned double room that enjoys some attractive features, high ceilings & a triangular dormer add character to the room.

The shower room completes the home and comprises a shower cubicle, wash hand basin and w.c.

The rear of the property has a generous communal garden with seating and storage areas. A short walk away is a convenience store, pharmacy, takeaway & bus route servicing Weymouth & Portland.



Room Dimensions

Kitchen Living Area 15'7" max x 10'5" max (4.75 max x 3.20 max)

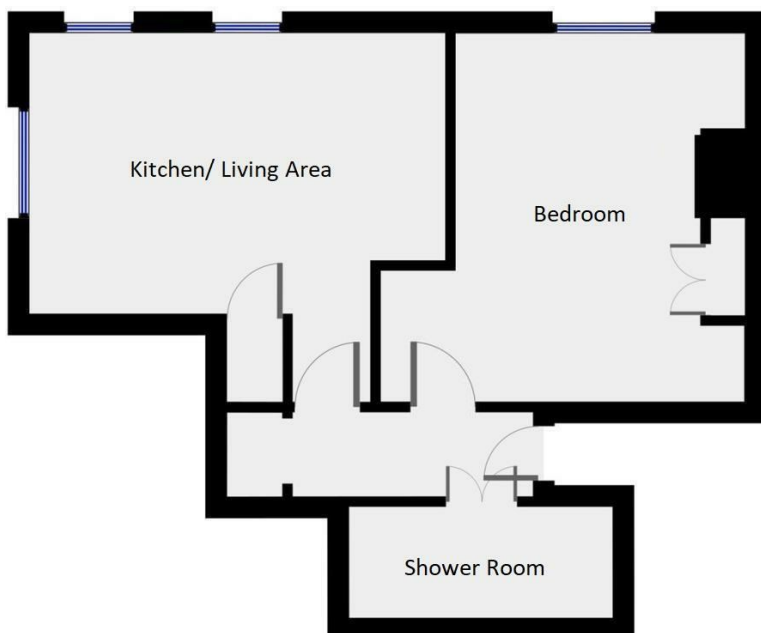
Shower Room 8'11" max x 2'9" max (2.74 max x 0.86 max)

Bedroom 12'2" max x 12'0" max (3.73 max x 3.66 max)

Lease & Maintenance Information

The Vendor informs us the property has a remaining lease of 976 years, a ground rent of £25pa & a service charge of £70pcm, pets may be permitted upon request.

We recommend a solicitor check these details 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			
		61	32
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.