



Instinct Guides You



## Abbotsbury Road, Weymouth £160,000

- No Onward Chain
- One Bedroom plus occasional room
- Garden & Parking
- Share Of Freehold
- Generous Lounge
- Close To Amenities & Town Centre
- Ground Floor Apartment
- Close To Bus Route



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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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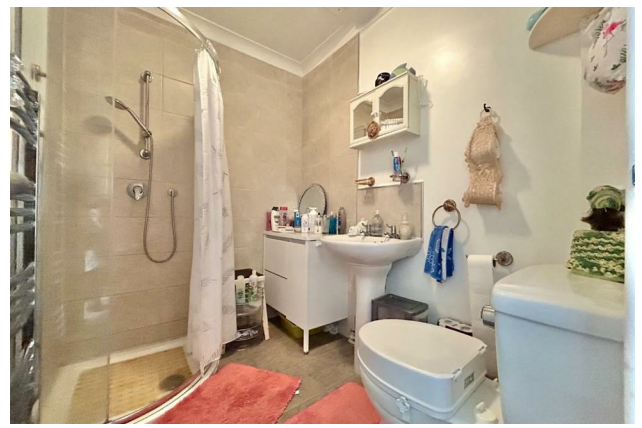


A GROUND FLOOR two-bedroom apartment with GARDEN & PARKING, offered with NO ONWARD CHAIN. The apartment offers a convenient position close to a BUS ROUTE, shops and easy access to Weymouth Town Centre.

**Key Features:**

- \* **Spacious Living Area:** The flat boasts a bright and airy living room thanks to its southerly aspect, perfect for relaxing and entertaining guests the room is large enough for a range of furnishings.
- \* **Modern Kitchen:** The galley style kitchen looks over the communal area. It features a range of fitted units and room for appliances and benefits a large storage cupboard/pantry.
- \* **Generous Bedroom** Well-proportioned doubles with attractive sunny aspect.
- \* **Occasional Room.** Big enough for a bedroom. Borrowed light from hallway.
- \* **Private Garden:** The apartment has the sole use of the front garden presented with a range of bushes and flowering plants it offers a southerly aspect and ample room for seating.
- \* **Allocated Parking:** The property benefits from an allocated parking space at the rear, providing convenience.
- \* **Shower room:** A large low threshold step in shower is complimented by decorative tiling, wash hand basin & w.c.

Situated a short walk outside of the town centre the flat is within easy reach of local amenities, excellent transport links, shops and the Rodwell Trail making it an excellent choice for those looking to enjoy a balanced lifestyle.



**Room Dimensions**

- Lounge 15'10" x 13'10" (4.85 x 4.23)**
- Kitchen 13'10" x 5'0" (4.24 x 1.54)**
- Bedroom One 11'2" x 12'5" (3.42 x 3.80)**
- Bedroom Two 7'7" x 10'1" max (2.32 x 3.08 max)**
- Shower Room 6'11" x 5'6" (2.13 x 1.70)**

**Lease & Maintenance Information**

The vendor informs us the property has a 1/4th share of the freehold with a remaining lease length of 963 years, the service charge is £40pcm with an annual ground rent of £25, holiday letting and pets are not permitted.

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) <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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.