



Instinct Guides You



## Melcombe Avenue, Weymouth Offers In Excess Of £290,000

- Beautifully Presented
- Large Balcony
- Garage
- Partial Views Of Sea
- Two Double Bedroom
- Second Floor
- Lift Access
- Greenhill
- Prime Position
- Level Walk Into Town



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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 BEAUTIFULLY PRESENTED two double bedroom apartment with LARGE BALCONY, GARAGE and ENSUITE situated in the PRIME POSITION of GREENHILL, Weymouth. This spacious apartment with LIFT ACCESS enjoys some SEA glimpses positioned OPPOSITE THE BEACH with level access into the town centre and all amenities. Perfect for a retirement or second home due to the fabulous location and amenities close by.

Upon entering the property, a lift provides access to all floors, with a seamless transition from the lift to the apartment. The hallway leads to all rooms, featuring practical storage cupboards and an entrance security phone. At the front lies a generous dual aspect lounge/diner, an appealing space with patio doors opening onto the balcony. This ideal space offers a living and dining experience, allowing one to enjoy the view from the balcony that extends across the width of this charming residence, enhanced by the patio doors along the balcony which creates an outside or inside space.

The kitchen has a range of eye and base level units with built in oven, hob and extractor with space for white goods.

The two bedrooms are both generous sized double rooms with the principal bedroom again which opens onto the balcony creating a bright space with ample space for furniture and a useful ensuite shower room.

Finishing the accommodation is a modern bathroom with fitted shower cubicle, wash hand basin and w/c.

Outside there is a garage with power operated door and a number of visitor spaces. The block is surrounded on most sides by communal gardens with a good size green at the front, decorated with borders.

Beach Court is a popular block thanks to its clean presentation and of course its ideal coastal location. A moments walk to the beach and convenient for transport links. The walk into the town centre is a pleasant one across Weymouth's Georgian esplanade to its range of bars, restaurants and attractions.

## Room Dimensions

Lounge 19'1" x 11'3" > 7'4" (5.83 x 3.44 > 2.25)

Kitchen 9'7" x 7'4" (2.94 x 2.26)

Bedroom One 13'3" x 9'3" (4.04 x 2.84)

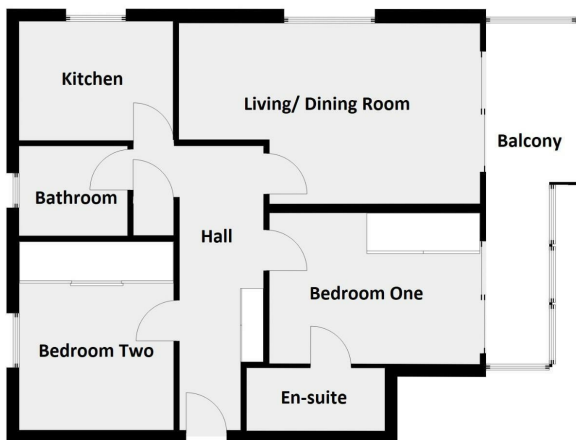
Bedroom Two 9'11" x 9'8" (3.04 x 2.96)

Balcony 21'1" x 5'9" > 4'0" (6.44 x 1.76 > 1.22)

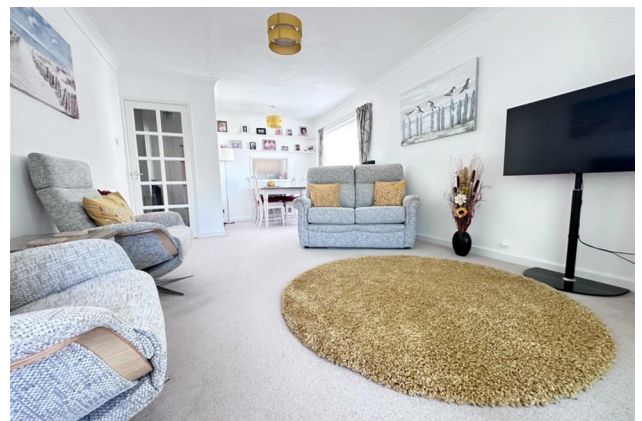
### Lease & Maintenance Information

The vendor informs us that there is a share of the freehold with a 999 year lease with approximately 957 years remaining, service charge is £160 pcm, ground rent is £25 per annum, pets are not permitted and no holiday letting allowed.

Please ensure all details are verified by your solicitor before incurring further costs



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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			
		79	80
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.