



Instinct Guides You



Down Road, Weymouth £260,000

- No Onward Chain
- Substantial Ground Floor Apartment
- Front Facing Patio & Substantial Rear Garden
- Family Bathroom & En-suite
- Ample Storage Throughout
- Garage Convenient To Property
- Sought After Position
- Close To Amenities & Bus Route



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



Located in a sought-after cul-de-sac in the heart of Rodwell is this spacious ground-floor apartment boasting a PRIVATE GARDEN, PATIO and GARAGE. Offered with an en-suite bathroom and generous proportions throughout, the property boasts flexibility in abundance. An array of amenities and bus route are located nearby and the property is presented with no onward chain.

The home's accessible ground floor positioning allows for a private entrance via a front-facing patio. The large lounge/diner occupies the adjacent space - boasting a dual aspect to enhance the bright and airy feel of the room. The room flows effortlessly into a kitchen, hosting an array of units, space for appliances and ample preparation space.

The hall enjoys extensive storage by way of three integral cupboards. One side of the hall, bedroom two, a spacious double, is conveniently adjacent to the family bathroom - complete with bath, toilet and basin.

The main bedroom is generously proportioned with space for furnishings and an outlook of the well-maintained private front patio. The room benefits from a generously proportioned en-suite.

The apartment is surrounded by attractive greenery, accentuated by direct access to the patio. A garage is conveniently located just steps from the home - offering further storage. Unique to the four ground-floor apartments, the property has a large lawned garden behind, bordered by established trees and shrubs and hard standing for a shed or summer house.



Room Dimensions

Lounge/Diner 18'8" x 11'8" (5.71 x 3.57)

Kitchen 7'6" x 7'6" (2.3 x 2.3)

Bedroom One 12'11" x 11'4" (3.95 x 3.47)

Bedroom Two 9'10" x 8'0" (3.02 x 2.45)

Bathroom

En-Suite

garage

Lease & Maintenance Information

The vendor informs us that 89 years are remaining on the lease, there is a ground rent payable of £208pa and the service charge is £1262pa billed half yearly, water rates are billed directly from the management company, and there are no holiday lets or pets permitted.

We recommend these details are checked 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 | | | |
| 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.