



Instinct Guides You



## Crescent Street, Weymouth £140,000

- Westerly Courtyard
- Two Double Bedroom
- Moments From Sea
- Close To All Amenities
- Open Plan Kitchen/Diner
- Ground Floor Apartment



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E sales@wilsontominey.co.uk  
W www.wilsontominey.co.uk



This GROUND FLOOR apartment features TWO DOUBLE BEDROOMS and a WESTERLY facing rear COURTYARD, now available for purchase in Weymouth. Situated just a stone's throw from the award-winning beach and esplanade, it offers convenient access to all the central town amenities including the train station being within a few minutes walk. Ideal as a seaside second home or a first-time purchase.

Upon entering, the hallway leads to all rooms, complete with a handy storage cupboard.

The principal living area is a spacious open-plan lounge/kitchen, providing plenty of room for furniture, which can be arranged to suit any preference. The kitchen is well-equipped with a range of eye and base level units, including a built-in oven, hob, and extractor, plus space for additional appliances.

Both bedrooms are double-sized and overlook the rear, with one offering direct access to the rear courtyard.

Completing the property is the bathroom, fitted with a wash hand basin, bathtub with overhead shower, and toilet.

Outside, the rear courtyard consists mainly of hardstanding, complemented by a small, shingled garden area, all securely enclosed by fencing.



## Room Dimensions

Lounge/Kitchen 16'1" x 14'7" (4.91 x 4.45)

Bedroom One 11'10" x 9'6" (3.62 x 2.91)

Bedroom Two 9'3" x 9'1" (2.84 x 2.79)

## Bathroom

## Lease & Maintenance Information

The vendor informs us that there is a 999 year lease which commenced in 2013, service charge is on an as and when basis divided on a 50% share, Letting on a short hold tenancy basis is permitted, no holiday letting and no pets.

We recommend these details are checked by a solicitor before incurring any 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 <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.