



Instinct Guides You



## Crescent Street, Weymouth £140,000

- Moments from Weymouth Beach
- Spacious Throughout
- Vast Range of Amenities Nearby
- Two Double Bedrooms
- Potential Investment Opportunity
- Large Kitchen/Diner



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



A spacious TWO DOUBLE BEDROOM first floor apartment with LARGE KITCHEN/DINER situated in Weymouth. The property is located within a stones throw of the award winning BEACH and ESPLANADE with all main town centre amenities on your doorstep including the train station being within a few minutes walk. Perfect as a second home by the sea or as a first time buy.

Stepping inside stairs rise to the first floor with hallway providing access to all rooms.

A large lounge flows effortlessly into an excellently proportioned kitchen/diner - flaunting extensive units with room for appliances and ample dining space.

Bedrooms One and Two can be found opposite - both of which are double bedrooms accentuating the home's space and providing ample room for furnishings.

The property is complete by a family bathroom offering toilet, basin and bath.

## Room Dimensions

Lounge 14'9" x 9'3" (4.51 x 2.83)

Kitchen/Diner 14'9" x 9'3" (4.51 x 2.83)

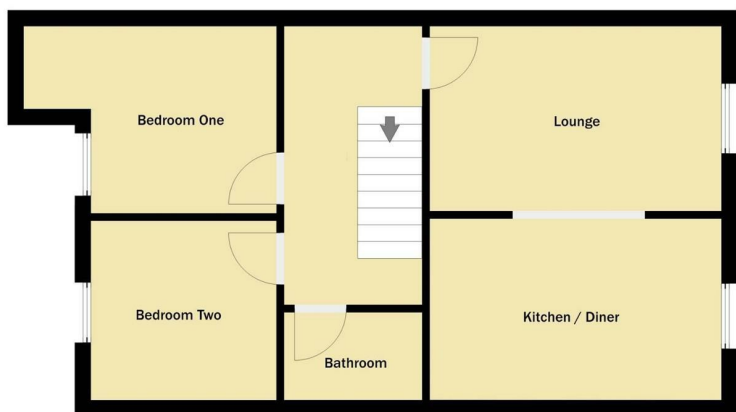
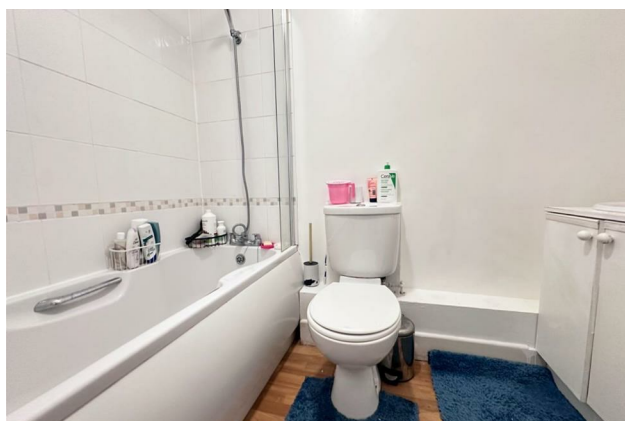
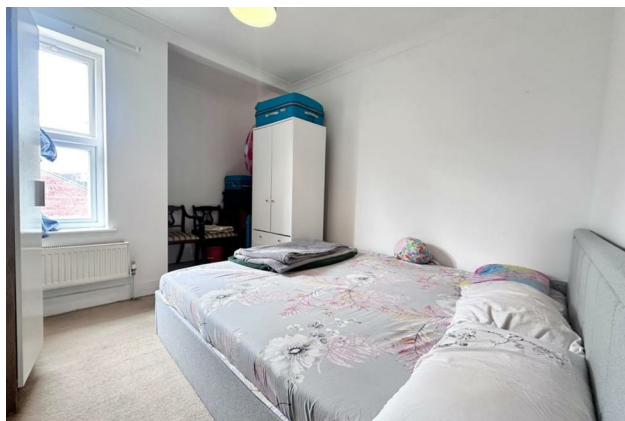
Bedroom One 12'9" x 9'4" x 9'5" (3.91 x 2.85 x 2.89)

Bedroom Two 9'4" x 9'1" (2.87 x 2.77)

## 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.