



Instinct Guides You



## Dorchester Road, Weymouth Offers Over £170,000

- Duplex Apartment
- Short Stroll To Greenhill Beach
- Two Generous Bedrooms
- Well Presented Throughout
- Utility Room
- Allocated Parking
- Some Far Reaching Sea Views
- Pets Permitted By Request
- Close To A Range Of Amenities



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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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Situated in the popular location of LODMOOR with a range of amenities nearby this well-presented two-bedroom apartment offers modern living set in a DUPLEX apartment in a grade II listed building. The home boasts OFF ROAD PARKING, some FAR REACHING VIEWS and an OPEN PLAN KITCHEN/DINER and a UTILITY ROOM.

The hub of the home is certainly the bright and airy living room that enjoys two windows illuminating the space wonderfully. The room is large enough for a range of furniture and thanks to its shape offers excellent storage.

The kitchen/diner has a welcoming feel thanks to its open plan layout and benefits from a range of fitted units with ample work surfaces and space for appliances and maintains the perfect amount of space for dining or entertaining. The room flows to a practical utility space offering additional storage.

The contemporary finish of the bathroom adds modernity to the home with large feature tiles set against a three-piece suite. The bathroom comprises a bath with shower over, wash hand basin and w.c.

Ascending upstairs are the two bedrooms. Bedroom one is a spacious double bedroom that spans the width of the home, two windows mirror the living room and from here they open to a far-reaching vista with some views of the sea. Bedroom two is a generous single bedroom with an integral cupboard and room for furnishings.

At the front of the property, the apartment has an allocated parking space.



## Room Dimensions

**Living Room 16'6" x 12'7" max (5.05 x 3.84 max)**

**Kitchen/Diner 11'2" x 10'9" (3.42 x 3.28 )**

**Bathroom 8'9" x 6'11" (2.68 x 2.13)**

**Utility Area 5'2" x 4'7" (1.58 x 1.42)**

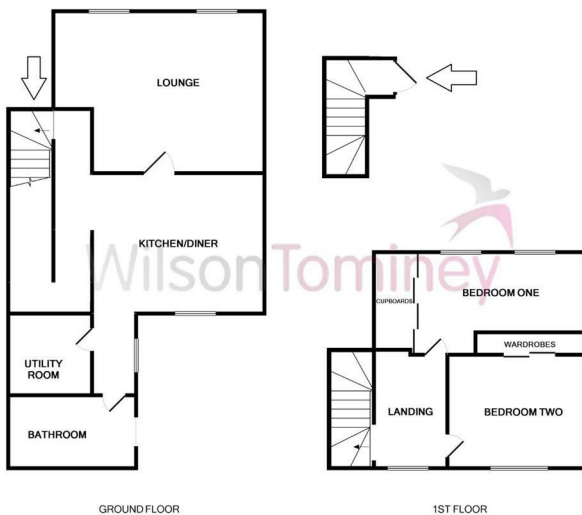
**Bedroom One 14'10" into wardrobe x 9'8" max (4.54 into wardrobe x 2.97 max )**

### Lease & Maintenance Information

The vendor us the lease started at 120 years which commenced in 1982, with 1/7 share of freehold, and 78 years remaining, there is a service charge of £110pcm which is reviewed annually, and the property is grade two listed, and pets are permitted upon request.

PLEASE NOTE - The vendor is pursuing a lease extension to 999 years which be completed before completion takes place.

All details are to be checked with a solicitor before incurring any costs.



This Floor Plan is for guidance only and is NOT to SCALE

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	74

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.