



Instinct Guides You



## Westerhall Road, Weymouth £110,000

- No Onward Chain
- Allocated Parking
- Stones Throw To Weymouths Georgian Seafront
- Close To Greenhill Breach & Gardens
- Top Floor Apartment
- Long Lease



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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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Offered with NO ONWARD CHAIN this one double-bedroom top-floor apartment with PARKING offers the perfect combination of comfort and convenience. Situated just moments from GREENHILL BEACH and Weymouth's Georgian SEAFRONT the property enjoys a wonderful position close to amenities and the beautifully maintained Greenhill gardens.

Situated on the second floor the home boasts an elevated position with rooftop views of the surrounding landscape.

The double bedroom is a generous size with ample room for a bed and a range of furnishings. The hub of the home is certainly the living area which flows beautifully into the kitchen. The space has a bright feel thanks to its southerly aspect dormers and has space enough for a range of furniture. The kitchen adjacent has several fitted units and space for white goods. The bathroom completes the property and comprises a three-piece ensuite with bath, wash and basin and w.c.

Outside the property has one allocated parking space.

The home offers a wonderful blank canvas and a small piece of a serene coastal lifestyle. Bus connections nearby offer access around the town and county and the train station is a short walk away. The attractive esplanade is a stone's throw away and offers a beautiful level stroll into town.

## Room Dimensions

**Bedroom One 12'8" max x 8'3" max (3.87 max x 2.54 max)**

**Bathroom 6'4"x 5'6" (1.95x 1.70)**

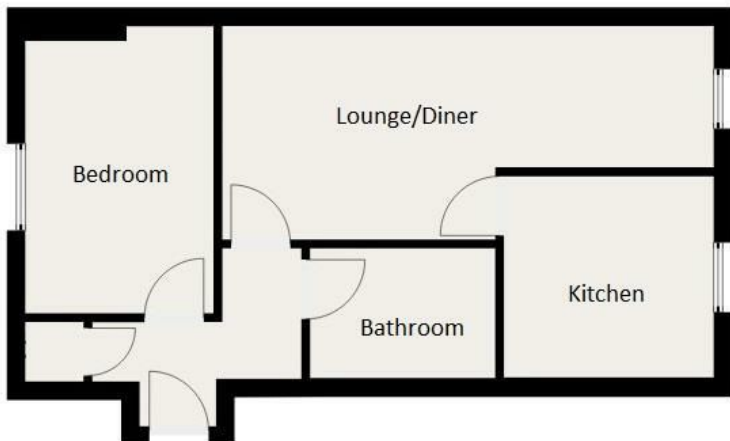
**Kitchen 9'3" max x 5'6" max (some height restrictions) (2.83 max x 1.70 max (some height restrictions) )**

**Living Area 19'4" x 9'6" max (some height restrictions) (5.91 x 2.91 max (some height restrictions) )**

## Lease & Maintenance Information

The vendor informs us the property has a remaining lease of 964 years with a ground rent of £25pa and service charge of £1500pa, there are no pets or holiday lettings permitted.

We recommend these details are checked by a solicitor 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 <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.