



Instinct Guides You



## Cross Road, Weymouth £220,000

- No Onward Chain
- Private Balcony
- Beautifully Presented Throughout
- Bathroom & En-Suite
- One Allocated Parking Space
- Well Proportioned Throughout
- Rodwell, Weymouth
- Lift Access To All Floors



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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 is this well-presented two-bedroom apartment located in the sought-after Churchill Gardens, Cross Road. The home boasts a principal bedroom with EN-SUITE, a private balcony & allocated parking. Nearby is a range of amenities and easy bus access to Weymouth & Portland.

Positioned on the first floor its elevated position creates bright living spaces throughout & the block benefits from lift access to all floors. The lounge is large enough for a range of furniture and encapsulates the essence of light with access to the balcony via double doors helping to merge the boundaries of the home and garden.

The kitchen/diner adjacent is particularly generous, with ample storage and work surfaces benefitting from a built-in dishwasher, oven/hob, fridge freezer, and washing machine. Dual-aspect windows illuminate the room with plentiful space for a dining table.

Both bedrooms are doubles with bedroom one enjoying a well-appointed shower room en-suite and practical built-in wardrobes. The family bathroom comprises a bath with shower over, wash hand basin and W.C. A large storage cupboard in the hallway completes the property.

Viewable via the balcony, the communal grounds are well maintained with a range of attractive shrubs and bushes creating a pleasant outlook. One parking space can be found within the grounds.



## Room Dimensions

Lounge 13'1" x 12'9" (4.0 x 3.91)

Kitchen 13'1" x 11'10" (4.0 x 3.63)

Bedroom one 13'2" x 8'5" plus door recess (4.03 x 2.57 plus door recess)

Bedroom two 9'4" plus door recess x 9'1" (2.85 plus door recess x 2.77)

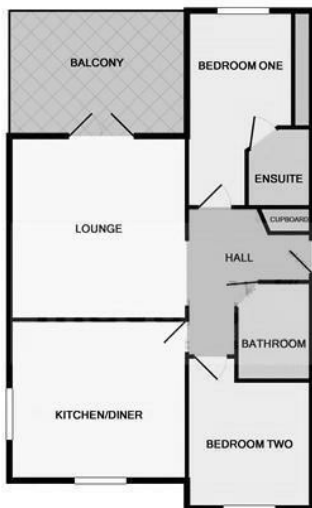
Bathroom

En-suite

### Lease & Maintenance Information

The vendor informs us the property has a remaining lease of 106 years, the ground rent is £200pa and a service charge of £832.50 paid every six months, pets are allowed with permission however holiday lets are forbidden.

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	
81	82
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	

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.