



Instinct Guides You



Ground Floor, Glendinning Avenue, Weymouth Guide Price £170,000

- Ground Floor With Private Entrance
- Allocated Parking At Rear
- Close To Town Center & Beach
- Two Double Bedrooms
- Long Lease - Pets Allowed
- Local Amenities Close By
- Modern Kitchen
- Open Plan Living Space



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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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This charming two-bedroom ground-floor flat is ideally situated in a sought-after part of town, just a short stroll from local amenities, the beach and Weymouth town centre. Boasting its own private entrance and allocated parking, this property offers superb convenience and enjoys a modern dual-aspect kitchen/living room.

The open-plan living area has a modern feel and is filled with natural light, thanks to dual-aspect windows that create a bright and airy ambience and seamlessly blend the kitchen and living areas. The kitchen has a range of modern fitted units and space for white goods and benefits from a breakfast bar. The living area has room for a range of furnishings.

Both bedrooms are generously sized doubles offering space for a range of furniture with bedroom one benefitting a built-in wardrobe. The shower room finishes the apartment and comprises a shower cubicle, wash hand basin and w.c set against white tiles with decorative elements.

The property has parking space in a generous gravel car park at the rear.



Room Dimensions

- Lounge/Kitchen 15'2" x 12'4" (4.64 x 3.76)**
- Bedroom One 10'6" x 10'4" (3.21 x 3.17)**
- Bedroom Two 11'10" x 9'1" (3.63 x 2.79)**
- Shower Room 7'6" x 4'5" (2.30 x 1.36)**

Lease and Maintenance

The vendor informs us that the lease has approximately 960 years remaining, and the service charge is approx. £95pcm and pets are allowed. Holiday letting is not permitted but AST's are.

Please ensure all details are verified by your solicitor before incurring any further 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.