



Instinct Guides You



Preston Road, Weymouth Offers In Excess Of £320,000

- Beautiful Views Of Weymouth Bay
- Large Roof Terrace
- Three Bedrooms
- Garage
- Lift Access
- Vendor Suited
- Moments From Beach
- Level Walk To Town
- Ensuite
- On A Bus Route



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Situated atop a stellar example of modern architecture with uninterrupted elegant views across Weymouth's illustrious bay and Preston's remarkable nature reserve is this decorous two/three bedroom apartment. With spacious roof terrace and garage, the property provides an excellent opportunity to acquire a truly exemplary home retaining two bathrooms and open-plan living arrangement. The block boasts lift access and nearby bus routes to Weymouth can be found at a short walk.

Ample storage encompasses the initial entrance hall with access to all rooms. The open plan living space is particularly striking with wood beams gently separating the room; A contemporary kitchen tastefully amalgamates to the living space with ample room for dining between. A staircase ascends to the large roof terrace.

The principle suite enjoys dual aspect windows - enhancing light - with an en-suite and built-in storage. Bedroom two also retains generous proportions and is conveniently located adjacent to the family bathroom. The third bedroom lends itself well to study or small guest room with integrated storage cupboard.

The home's roof terrace is an excellent size with some of the best, and most diverse, views Weymouth has to offer - extending from Views of Weymouth Bay and Portland to a nature reserve thriving with natural beauty and an array of wildlife.

The apartment retains one of the block's garages with remote controlled door and pitched roof storage with eleven visitor spaces within the grounds.

The apartment's excellent positioning also allows for bus routes into Weymouth Town Centre and a range of nearby amenities by way of shops and cafes.



Room Dimensions

- Lounge/Diner/Kitchen 19'4" x 17'3" > 13'5" (5.9 x 5.26 > 4.11)
- Bedroom One 14'4" x 10'11" plus recess (4.38 x 3.35 plus recess)
- Bedroom Two 10'5" x 9'4" max (3.19 x 2.87 max)
- Bedroom Three 10'5" x 4'10" (3.19 x 1.49)
- Garage

Lease & Maintenance Information

The vendor informs us that there is a 1/12 share of freehold with a 999 year lease, service charge is £1331 paid twice yearly which includes buildings insurance, no pets or holiday lettings is permitted.



| 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.