



Instinct Guides You



Abbotsbury Road, Weymouth Offers In Excess Of £130,000

- Private Entrance
- Ground Floor Apartment
- Recently Refurbished
- Two Bedrooms
- Close To Inner Harbour
- Share Of Freehold



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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 beautifully presented and recently MODERNISED two bedroom GROUND FLOOR apartment is being sold with NO ONWARD CHAIN. The property is conveniently located within easy reach of the inner harbour and town centre, where all amenities can be found, along with a bus route serving the town and beyond.

The apartment features its own access from the rear through patio doors that lead to a spacious open-plan living area. The newly fitted kitchen is situated at one end of the room and includes a great selection of high-gloss units, complete with a built-in oven, hob, and extractor. There is space for additional furnishings to the further end of the open plan living space to accommodate a sofa and chairs.

The principal bedroom is a double room with a large window, creating a bright and airy atmosphere. It is positioned adjacent to the bathroom, which includes a fitted shower, wash hand basin, and W/C.

The second bedroom offers flexibility, allowing it to be used as either a useful study or an additional single bedroom.

Room Dimensions

Open Plan Lounge/Kitchen 20'9" x 8'0" (6.35 x 2.46)

Bedroom One 11'8" x 8'7" max (3.56 x 2.64 max)

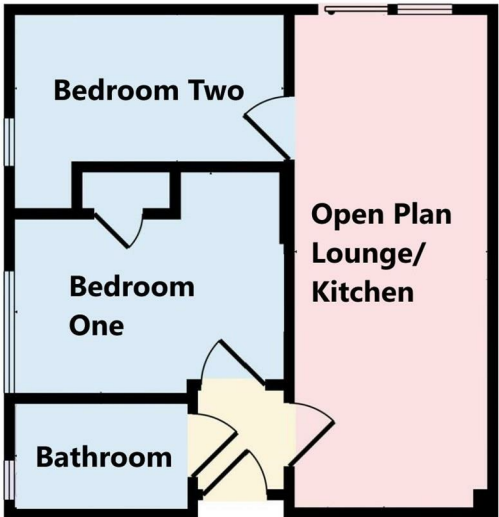
Bedroom Two 11'7" x 5'8" (3.55 x 1.73)

Bathroom

Lease & Maintenance Information

The vendor informs us that there will be a 999 year lease with a 1/4 share of the freehold, service charge will be on an as and when basis between the 4 properties, pets are on request, letting is permitted but no holiday lets.

Please ensure these 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		82
(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.