



Instinct Guides You



Dorchester Road, Weymouth £110,000

- Allocated Parking Close To Private Entrance
- Transport Links Nearby
- Contemporary Kitchen
- Well Presented Throughout
- Long Lease 962 Years Remaining
- Positioned In Lodmoor Close To Amenities



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



A well-presented and unique one bedroom apartment with PARKING in Lodmoor. The home enjoys its own PRIVATE ENTRANCE with enviable proximity to a vast range of amenities and bus routes from Weymouth Town Centre through to Dorchester.

The home enjoys private steps to a porch area accessed via Argyle Road with allocated parking for one vehicle adjacent.

An initial porch area borders the entrance with a following door into the lounge/kitchen. A contemporary kitchen occupies the initial space with modern units and gas hob as well as space for a fridge/freezer. The remainder of the room hosts a cosy living area with dual aspect windows amplifying light.

The middle of the home hosts the bedroom with an en-suite shower room, toilet and basin.

The block is stationed within the popular area of Lodmoor within walking distance to an array of shops as well as bus routes encompassing Weymouth Town Centre direct to Dorchester.

Room Dimensions

Porch

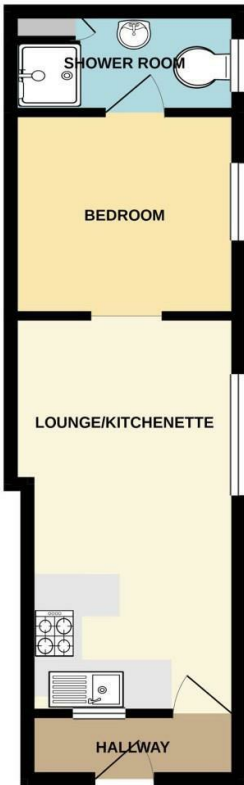
Living Room/Kitchen 16'0" x 9'1" max (4.89m x 2.79m max)

Bedroom 9'0" x 8'0" (2.75m x 2.45m)

Shower Room

Lease & Maintenance Information

The vendor informs us the property has a remaining lease of 962 years, the ground rent payable is £25pa, we await confirmation of the service charges. service charge: £125pm



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.