



Instinct Guides You



Preston Road, Weymouth Offers In Excess Of £200,000

- Private Patio Area
- Well Presented Throughout
- Preston
- Moments To Beach
- On A Bus Route
- Modern Kitchen
- Allocated Parking
- Ground Floor Apartment



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Nestled in the sought-after location of Preston, this beautifully presented two-bedroom ground floor apartment with private enclosed patio area offers a fantastic opportunity for those seeking a comfortable coastal lifestyle. Positioned within close proximity from the beach, and within a level walk to the town centre, this property is ideally located to enjoy the best of both worlds.

The apartment benefits from a private patio area, perfect for enjoying outdoor moments, as well as allocated parking for added convenience. Inside, you'll find a bright and modern space, featuring a newly fitted kitchen and bathroom. The spacious lounge/diner provides an ideal setting for relaxation and entertaining, while both bedrooms offer comfortable and versatile living.

With local amenities nearby and excellent bus links on your doorstep, everything you need is within easy reach. Whether you're looking for a permanent home or a convenient seaside retreat, this delightful apartment offers both style and practicality in one perfect package.

Room Dimensions

Lounge 16'7" x 10'4" (5.06 x 3.17)

Kitchen 8'8" x 8'7" plus door recess (2.643 x 2.64 plus door recess)

Bedroom One 13'7" x 8'4" (4.15 x 2.56)

Bedroom Two 11'2" x 6'7" (3.41 x 2.01)

Lease & Maintenance Information

The vendor informs us that there is a 125 year lease which commenced in 2008, service charge is approximately £1000 p.a which includes buildings insurance and ground rent, no pets allowed and no holiday letting 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.