



Instinct Guides You



The Maltings, Weymouth Asking Price £190,000

- No Onward Chain
- TWO PARKING SPACES
- Well Presented Throughout
- Close To Newtons Cove & Nothe Fort
- First Floor Apartment
- Short Walk To Vibrant Harborside
- Long Lease - 963 Years
- Well Maintained Communal Gardens



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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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Welcome to this charming first-floor apartment located in the desirable area of The Maltings, Weymouth. This delightful property features TWO PARKING SPACES, two well-proportioned bedrooms and a modern kitchen & bathroom. The apartment boasts a superb location close to Newtons Cove, The Nothe Fort and Weymouth's vibrant harbourside.

Recently updated, the apartment includes a modern kitchen and shower room and is well presented throughout. The hub of the home is the generous living area that has a wonderful flow into the kitchen and is adorned with natural light thanks to two large windows.

The kitchen has ample sleek cabinetry and room for white goods complemented by decorative tiling. The two bedrooms enjoy good proportions with the benefit of built in wardrobes.

Another standout feature of the property is the availability of two parking spaces, a rare find in such a sought-after location.

Situated near the multitude of Weymouth's iconic places, this apartment offers easy access to Weymouth's stunning beaches, vibrant town centre, and a variety of local amenities.



Room Dimensions

Living Room 14'11" x 10'4" (4.55 x 3.15)

Kitchen 9'5" x 7'5" (2.88 x 2.28)

Shower Room 7'5" x 4'9" (2.27 x 1.45)

Bedroom one 11'3" x 7'11" (3.44 x 2.43)

Bedroom Two 9'4" x 5'10" (2.85 x 1.79)

Lease & Maintanance Information

The vendor informs us the property has a remaining lease of 963 years, there is a monthly service charge of £78pcm, there are no pets or holiday lettings permitted.

Please ensure all details are verified by your solicitor before incurring 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.