



Instinct Guides You



## 11a Carlton Road South, Weymouth £155,000

- No Onward Chain
- Bathroom & En-suite
- Two Double Bedrooms
- Allocated Parking Space
- Large Kitchen Dining Area
- Close To Town Center & Seafront



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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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Offered with no onward chain, this well-proportioned apartment with PARKING features two DOUBLE bedrooms, a family bathroom, an EN-SUITE, and a spacious open-plan kitchen and living area. Conveniently located near the town centre, it is just a short stroll away from Weymouth's iconic seafront.

Situated on the lower ground floor, the property benefits from an allocated parking space within a well-maintained communal car park, complemented by a neatly landscaped border garden.

At the heart of the home is the open-plan living area, which seamlessly incorporates the kitchen to create a welcoming and versatile family space. The room is generously sized, accommodating a dining table and ample furniture, while the kitchen is equipped with abundant cabinetry, work surfaces, and integrated appliances.

The primary bedroom is a substantial space, offering plenty of room for a variety of furnishings. It also boasts an en-suite shower room featuring a shower cubicle, hand basin, and WC, set against contemporary tiling. The second bedroom is another spacious double, enjoying a sunny aspect that lends the room a warm and inviting atmosphere.

Completing the property is the family bathroom, finished to a high standard with a modern white suite, including a bath with a shower over.

Room Dimensions

Kitchen/Diner 23'3" max x 10'9" max (7.11 max x 3.28 max)

Bedroom One 20'1" max x 10'7" (6.13 max x 3.25)

Bedroom Two 12'1" x 8'11" (3.69 x 2.72)

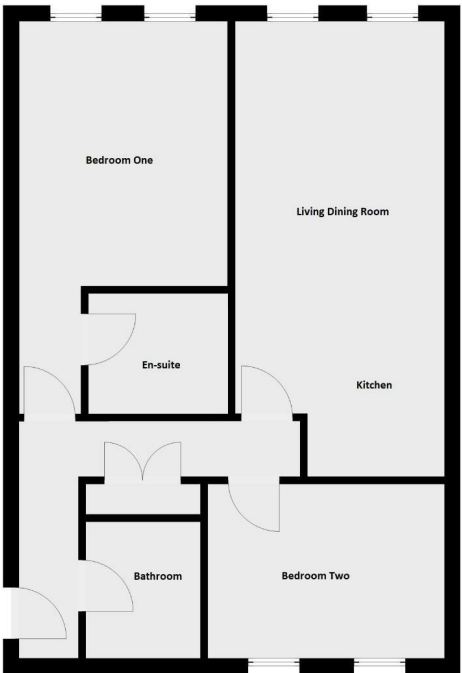
Bathroom 6'11" x 5'10" (2.13 x 1.79)

En-suite 7'1" x 6'2" (2.18 x 1.88)

Lease & Maintenance Information

The vendor informs us the property has a remaining lease of 102 years with a ground rent of £150pa and a service charge of £803 every six months, pets and holiday lettings are not permitted.

We recommend these details are checked by a solicitor before incurring 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.