



Instinct Guides You



## 1 Lansdowne Square, Weymouth Offers Over £240,000

- Spacious Lower Ground Floor Apartment
- Private Entrance
- Private Front Garden
- Generous Open Plan Living Space
- Enviaible Proximity to Harbour
- Two Double Bedrooms + Study
- Parking on Shared Driveway
- Cul-De-Sac Positon



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Wilson Tominey are delighted to offer this ideally Positioned Lower Ground Floor Apartment with private front garden. Located just moments from Weymouth's vibrant Harbourside, this generous lower ground floor apartment offers open-plan living and boasts two well-proportioned bedrooms, two bathrooms, and an additional study set within a period period with generous shared garden at the rear.

The private entrance ensures both seclusion and convenience, leading directly into the expansive living area. This space encompasses a bright lounge with an open fireplace and a modern kitchen, which has been recently refurbished. The addition of new LVT flooring across the living room, kitchen, and lobby enhances the contemporary feel. Double-glazed uPVC windows have been installed to complement the original character of the building.

A central lobby, currently used as a dining area, provides access to the remaining accommodation. Adjacent to the lobby is a versatile study, a well-appointed family bathroom, and a spacious built-in storage cupboard.

Bedroom One impresses with its extensive floor area, built-in storage, and two wardrobes. It seamlessly connects to a rear extension, which includes a cloakroom/utility space for a washing machine, coat storage, and direct access to the shared garden. Bedroom Two, with its sliding sash window comfortably accommodates a double bed and additional furnishings.

The study offers additional versatility to the home further increasing the properties footprint.

Externally, the apartment features a private, enclosed garden at the front as well as a shared driveway and a substantial shared garden at the rear.

Set within one of Rodwell's most tranquil locations, this charming home is a short stroll from Weymouth Harbour and the town centre. The surrounding square fosters a welcoming community atmosphere, with regular events held on the green throughout the year.

Room Dimensions

Lounge/Kitchen 19'8" into bay x 13'4" (6.01m into bay x 4.07m)

Bedroom One 13'8" x 13'4" plus recess (4.18m x 4.08m plus recess)

Bedroom Two 13'3" red to 11'11" x 8'4" red to 3'10" (4.06m red to 3.65m x 2.55m red to 1.19m)

Study 10'4" x 6'3" (3.16m x 1.91m)

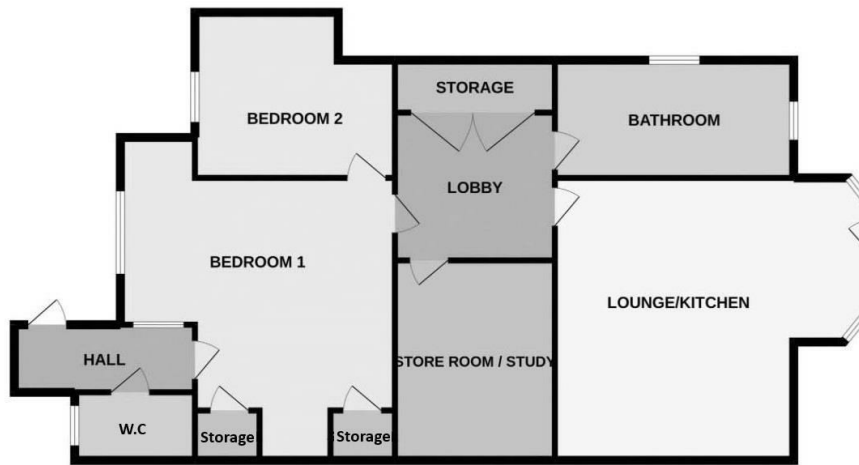
Family Bathroom

Cloakroom/Utility 6'2" x 2'10" (1.90m x 0.88m)

Lease and Maintenance Information

The vendor informs us the lease commenced in 2014 and has 988 years remaining; The ground rent is currently £125 per annum and the service charge is approx £77pcm. Pets are allowed but we await confirmation on letting restrictions.

We recommend checking these details with 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.