

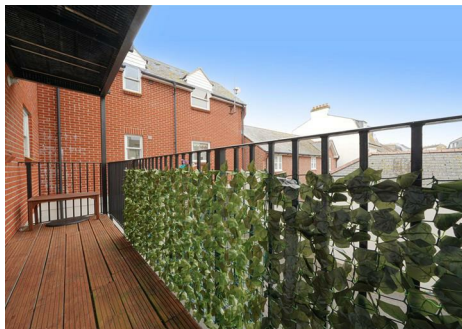


Instinct Guides You



Lower St. Alban Street, Weymouth Offers Over £200,000

- Moments From Weymouth Harbour
- No Onward Chain
- Secure Parking Space
- Well Presented Throughout
- Generous Southerly Balcony
- Spacious Open Plan Living
- LIFT Access
- Vast Range of Nearby Amenities



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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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A spacious and well-presented two bedroom apartment, perfectly situated just a stones throw from Weymouth's active Marina, harbour and seafront with PARKING. The home boasts southerly balcony from the open plan living. and is presented with no onward chain. The apartment retains LIFT access as well as contemporary kitchen and bathroom.

Located on the first floor, an initial hallway services the apartment with access to all rooms.

The lounge/diner is an enviable size, accentuating light via the patio doors, opening to the balcony. The southerly balcony flows seamlessly to the lounge diner, ensuring seasonal versatility.

The kitchen is conveniently adjacent, finished beautifully with a contemporary style and window to the balcony.

Bedroom One, a large double with integrated storage cupboard and ample floorspace - a feature sink finishes the room. Neighbouring is bedroom two, also a double room with the attractive family bathroom opposite.

Stellar positioning just moments from Weymouth Town Centre and Marina allows for a vast range of nearby amenities and access to the epicentre of Weymouth's most attractive prospects.

Room Dimensions

Living Room/Diner 16'1" red. to 8'11" x 12'8" x 10'5" (4.92m red. to 2.72m x 3.87m x 3.18m)

Kitchen 8'9" x 6'8" (2.69m x 2.05m)

Bedroom One 16'0" red. to 12'5" x 8'5" red. to 7'6" (4.90m red. to 3.81m x 2.59m red. to 2.31)

Bedroom Two 9'9" max x 7'9" max (2.99m max x 2.38m max)

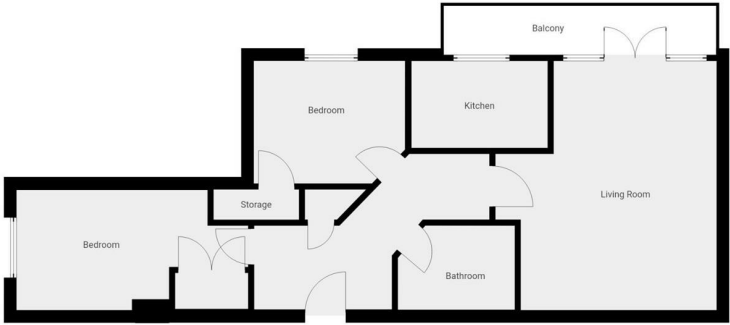
Bathroom
Bath, Toilet, Basin

Balcony

Lease and Maintenance Info

The vendor informs us there is a 250 year lease from 2004 with a service charge of £175.00 pcm, a ground rent of £100.00 per annum and there are no pets or holiday lets allowed.

We recommend details are verified by your solicitor before incurring any additional costs.



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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.