



Instinct Guides You



Dorchester Road, Weymouth Offers Over £180,000

- Two Parking Spaces
- Popular Location of Upwey
- Top Flat Countryside Views
- Well Presented Throughout
- On a Bus Route
- Three Bedrooms
- Modern Kitchen & Bathroom
- Long Lease 979 Years (informed)



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Located on the picturesque border of Broadwey and Upwey is this attractive three bedroom apartment with elevated countryside views and TWO PARKING SPACES. The home is tastefully finished throughout with stylish contemporary kitchen, bathroom and well proportioned accommodation as well as being stationed on a bus route with nearby amenities.

Side access continues through to the apartment's two parking spaces and communal area; The property is located on the top floor allowing for sensational countryside views from an elevated position.

A doorway opens into the spacious lounge area, light is amplified by dual aspect windows and generous proportions with access to the hallway. Along the L-shape kitchen benefits from attractive units and additional storage - including a separate storage cupboard and ample floorspace.

Bedrooms One and Two are both double bedrooms with a stylish contemporary bathroom between; Bedroom Three functions as an ample guest room or potential study/office.

The block is stationed between the charming locales of Broadwey and Upwey, encompassing viridescent views and a semi-rural feel whilst enjoying a direct bus route from Weymouth to Dorchester as well as a range of amenities within close proximity.

Room Dimensions

Lounge/Diner 18'1" x 12'9" (5.52m x 3.89m)

Kitchen 14'10" x 8'4" (4.54m x 2.56m)

Bedroom One 13'6" x 8'9" (4.13m x 2.69m)

Bedroom Two 12'5" x 8'5" (3.81 x 2.59)

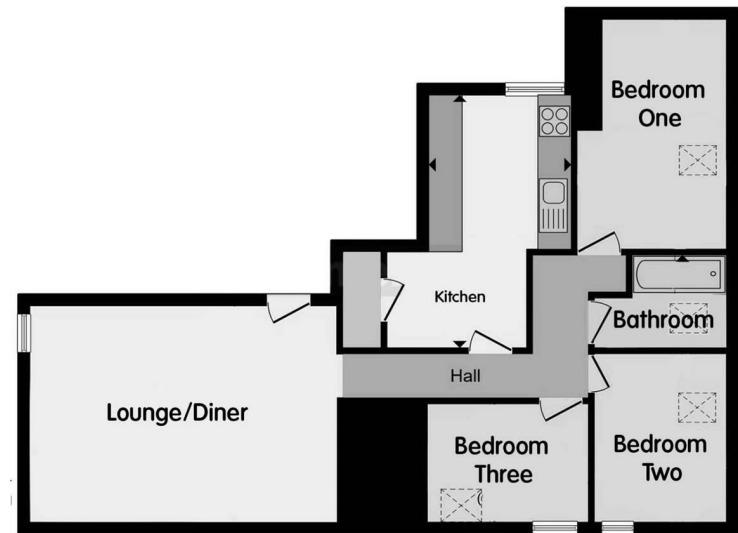
Bedroom Three 9'6" x 8'9" (2.90m x 2.69m)

Bathroom 7'7" x 5'5" (2.33m x 1.67m)

Lease and Maintenance Information

The vendor informs us the property has a 973 year remaining lease, with a service charge of £700pa and a ground rent of £40pa, pets & holiday lettings are not permitted.

We recommend a solicitor check these details 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 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.