



Instinct Guides You



Glendinning Avenue, Weymouth £108,000

- Lodmoor
- Allocated Parking
- Spacious Lounge/Kitchen
- Second Floor
- Moments From Greenhill
- Near 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 one-bedroom apartment with allocated parking ideally positioned just a short stroll from the popular Greenhill seafront and all main town center amenities.

The apartment offers well-proportioned accommodation, including a bright open-plan lounge and kitchen area, an adjacent double bedroom, and bathroom. Two Velux windows in the living space provide excellent natural light, while a useful built-in storage cupboard adds practicality. The kitchen is fitted with a contemporary range of matching wall and base units, complemented by stylish worktops and equipped with an integrated fridge, plumbing for a washing machine, and space for a cooker with a useful breakfast bar area to finish.

Accessed from the lounge, the bedroom is a double room and enjoys a large double-glazed window to the rear, offering attractive views across the surrounding area. The bathroom is modern in design, fitted with a white suite comprising a panelled bath with shower over, pedestal wash hand basin, and toilet complemented with splash back tiling. A Velux window provides further natural light.

Externally, the property benefits from communal gardens to the front and an allocated parking space within the residents' car park to the rear.

Located in a desirable residential area, the apartment is conveniently close to local shops, amenities, and regular bus routes offering easy access into Weymouth town centre and surrounding areas. Greenhill Gardens and the beach are both within easy walking distance, making this a fantastic location suited to a variety of buyers.



Room Dimensions

Open Plan Lounge/Kitchen 17'0" x 11'9" max irregular shape (5.2 x 3.6 max irregular shape)

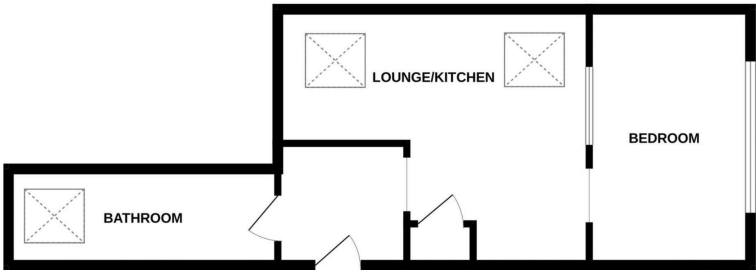
Bedroom 11'9" x 7'10" (3.6 x 2.4)

Bathroom

Lease & Maintenance Information

The vendor informs us the property has a remaining lease of 957 years, there is a service charge of £660pa, holiday lettings and pets 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 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.