

## Instinct Guides You



## Abbotsbury Road, Weymouth £145,000

- Modern Open-Plan Kitchen/Living Area
- Suitable for First-Time Buyers
- No Onward Chain
- Moments from Local Amenities

- Stylish Shower Room with Walkin Enclosure
- Walking Distance to Train Station
- Two Double Bedrooms
- Bright and Airy Living Space









Located within a modern development close to Weymouth town centre, Vine Mews is a well-presented TWO DOUBLE bedroom apartment offering bright, contemporary accommodation within easy reach of local amenities and the beach.

The property features a spacious open-plan kitchen and living area with stylish flooring and large windows that allow plenty of natural light to flow through the space. The kitchen is fitted with modern units and integrated appliances, providing a practical and attractive setting for everyday living.

There are two well-proportioned bedrooms, both benefiting from natural light and a clean, modern finish. The layout offers flexibility for a range of buyers including professionals, couples or investors.

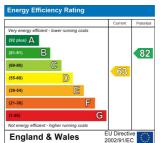
The shower room is fitted with a modern suite including a walk-in shower, WC and wash basin.

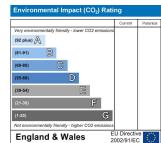
Moments from the town centre, train station and seafront.

This flat is offered with no onward chain and presents an excellent opportunity to purchase a home in a central and popular location.









## **Room Dimensions**

Living Room/Kitchen 16'1" x 12'0" (4.92 x 3.68)

Bedroom One 12'0" x 8'9" (3.68 x 2.68)

Bedroom Two 10'4" x 8'9" (3.16 x 2.67)

Bathroom 7'10" x 5'6" (2.40 x 1.70)

## **Lease & Maintenance Information**

The vendor informs us the property has a 999-year lease which commenced in 2023 with a 1/4 share of free hold when all flats are sold, there is a service charge of £600pa, pets are permitted upon request and holiday lettings are not permitted.

We recommend a solicitor check these details before incurring costs.

