

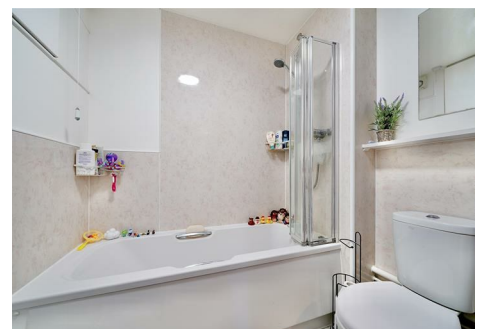


Instinct Guides You



## Ashley Court, Knightsdale Road, Weymouth Offers In The Region Of £167,500

- Two Double Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Green Rear Outlook
- Residents' Parking
- Close to Amenities
- Top-Floor Flat
- Ideal for First-Time Buyers
- Gas Central Heating
- Near Town Center



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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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Wilson Tominey are delighted to offer this TWO DOUBLE BEDROOM apartment set in the heart of Weymouth. The property boasts ALLOCATED PARKING, some ELEVATED VIEWS and is positioned close to the vibrant Harbourside and town centre. Ideally situated close to Weymouth town centre and transport links, this property is perfect for first-time buyers or investors.

Upon entry, the apartment opens into a central hallway providing access to all rooms. The living room is generously sized and filled with natural light. The adjoining kitchen is modern and well-equipped, featuring ample cabinetry, tiled splashbacks, integrated appliances and space for white goods.

Both bedrooms are good-sized doubles. Bedroom One overlooks the marsh and benefits from a wide window allowing for plenty of daylight. Bedroom Two is also well-proportioned and currently set up as a child's room. The bathroom has been tastefully finished with a white suite comprising a panelled bath with shower over, WC and wash basin, alongside fitted storage.

The property also enjoys a lovely green outlook from the rear, adding to the overall sense of peace and space. Located within easy reach of local shops, schools, and Weymouth's award-winning beach, Ashley Court offers a fantastic opportunity to secure a comfortable and well-located home in Weymouth.

Room Dimensions

Living Room 12'9" x 12'6" (3.89 x 3.83)

Bedroom Two 9'8" x 9'7" (2.95 x 2.93)

Bedroom One 15'7" x 9'2" (4.76 x 2.8)

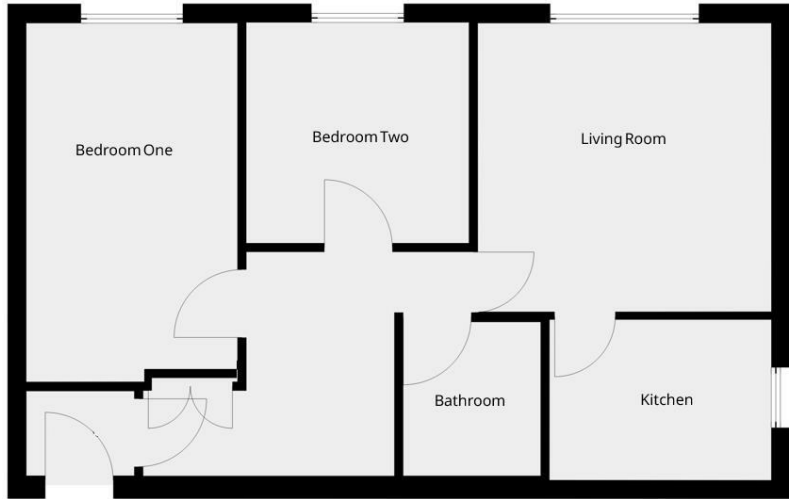
Kitchen 9'7" x 6'11" (2.94 x 2.13)

Bathroom 6'8" x 5'11" (2.04 x 1.82)

Lease & Maintenance Information

The vendor inform us the property has a remaining lease of 952 years, the service charge is £80pcm which includes buildings insurance, pets are permitted upon request.

We recommend these details are checked by a solicitor before incurring costs.



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | 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.