



Instinct Guides You



Carlton Road South, Weymouth £165,000

- Investment Opportunity
- Close To Town Centre
- Near Transport Links
- Bay Fronted Window
- Close To Local Shops
- Popular Greenhill Location
- Walking Distance To Seafront
- Bright And Airy Rooms



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



INVESTORS ONLY. TENANTS IN SITU.

Situated in the striking period building known as Tower House, this well-proportioned GROUND FLOOR flat offers spacious accommodation with private OUTDOOR SPACE and PARKING, a character-rich setting just a short stroll from Weymouth beach and the town centre. The apartment includes two generous DOUBLE BEDROOMS, a large lounge, SEPERATE KITCHEN with breakfast bar and a full bathroom with both bath and shower and an addition STORAGE ROOM out the front.

The flat is accessed via a private entrance into a wide inner hallway with high ceilings and neutral decor. At the heart of the home is a bright and spacious living room featuring a bay window, decorative coving and ample room for both seating and entertaining.

The kitchen is fitted with wooden units, tiled splashbacks and integrated appliances including an oven and hob. A breakfast bar provides casual dining space.

Both bedrooms are well-sized doubles with large windows allowing in plenty of natural light, with the master being positioned at the front of the property. The second bedroom sits to the rear. The bathroom is fully tiled and includes a separate shower and bath, WC and wash basin with modern fixtures.

Located in the desirable Greenhill area, the property is within easy reach of the seafront, Lodmoor Country Park, shops and regular public transport links. This charming flat blends period character with practical living in an enviable coastal position.

Room Dimensions

Current rent £725
Kitchen/Diner 14'11" x 11'8" max (4.55 x 3.58 max)

Bedroom One 15'8" x 11'3" (4.78 x 3.43)

Living/Dining Room 13'8" x 13'6" (4.19 x 4.14)

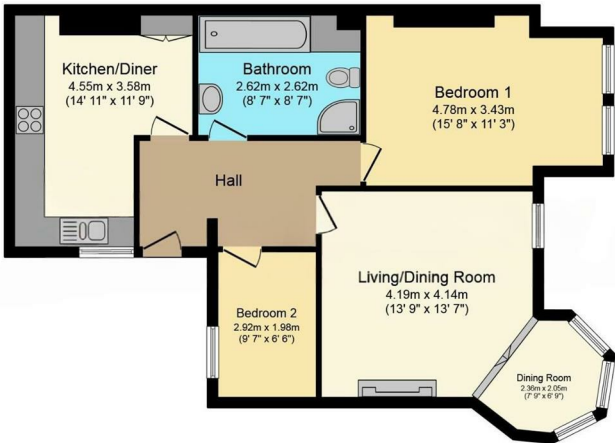
Bathroom 8'7" x 8'7" (2.62 x 2.62)

Bedroom Two 9'6" x 6'5" (2.92 x 1.98)

Lease & Maintenance Information

The vendor informs us the property owns a 1/5th share of the freehold with a remaining lease of 963 years being, the service charge: £1200 pa which includes buildings insurance, pets are allowed and no holiday letting is permitted.

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



Floor Plan

Total floor area 74.3 m² (800 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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.