



Instinct Guides You



Harbour Reach, Stavordale Road, Weymouth Offers In Excess Of £180,000

- Allocated Parking Space
- Spacious Open-Plan Living
- Two Double Bedrooms
- Walking Distance To Marina
- Top Floor Apartment
- Close To Weymouth Beach
- Near Local Amenities
- Purpose Built Flat
- Investment Potential
- Holiday Letting Permitted



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



With PARKING and being sold with NO ONWARD CHAIN, a modern purpose-built development near the Harbour in a cul de sac location. A bright TWO DOUBLE BEDROOM flat offers a bright, spacious accommodation with OPEN-PLAN LIVING area, and the rare benefit of allowing HOLIDAY LETTING. Just moments from the town centre, beach and harbour, the property combines contemporary living with excellent investment potential.

Upon entering, the hallway leads directly into the open-plan living space. The living room benefits from excellent natural light via dual-aspect windows and offers ample space for both lounge and dining furnishings. Flowing seamlessly from this area is the modern fitted kitchen, complete with integrated appliances, white cabinetry, and wood-effect worktops, creating a practical yet visually appealing cooking environment.

Adjacent to the entrance sits Bedroom Two, a bright and versatile space currently arranged as a twin room. Further down the hall leads into the bathroom, which is fitted with a white suite including a panelled bath with overhead shower, pedestal basin, and WC, all finished with neutral tiling.

At the far end of the hall, Bedroom One is a spacious and calming retreat with sloped ceilings and a dual aspect windows that floods in natural light.

Externally, the development is well-maintained with an allocated parking area. Its location within walking distance of the beach, harbour, town centre, shops and public transport links makes it a prime option for both residential living and short-term holiday rentals.

Room Dimensions

Living Room/Kitchen 28'6" x 11'0" max (8.70 x 3.36 max)

Bedroom One 14'5" x 10'5" (4.41 x 3.18)

Bedroom Two 13'0" x 9'10" (3.97 x 3)

Bathroom 6'0" 5'11" (1.84 1.82)

Lease and Maintenance Information

The vendor informs us that there is a 125 year lease which commenced in 2008, service charge is £2200 per annum reverting to approximately £1600 per annum from April 2026, ground rent is £200 per annum, Holiday Letting is permitted and Pets are not allowed. Please ensure all details are verified by your solicitor before incurring further 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.