



Instinct Guides You



Greenhill, Weymouth Offers In Excess Of £240,000

- Two Double Bedrooms
- Additional Lock Up
- Stones Throw From Beach
- Under Floor Heating
- Spacious Living
- Allocated Underground Parking
- Lift Access To All Floors
- Greenhill
- Secure Intercom System
- Beautifully Presented



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



We are delighted to offer this beautifully presented TWO DOUBLE BEDROOM first floor apartment boasting SECURE UNDERGROUND PARKING, additional STORAGE LOCK UP and UNDERFLOOR HEATING, situated within the ever popular complex of OLYMPIA HEIGHTS. Just MOMENTS TO BEACH in the sought after location of GREENHILL, the property offers SPACIOUS LIVING with a SECURE INTERCOM entrance system and is a short stroll to Weymouth town centre. Local amenities close by such as Lodmoor Country Park and Weymouth Sea Life centre, this property epitomises life by the sea!

A welcoming hallway with a good size storage cupboard leads to all rooms of the accommodation. The spacious lounge/kitchen/diner is the hub of the home and provides great open plan living. Styled to a modern finish the kitchen offers a range of eye level and base units with marble effect worktops, integrated dishwasher, oven & hob with extractor over and washing machine. Ample floor space allows for a dining table and chairs and a range of furniture.

Bedrooms one and two are good size doubles with both benefiting built in storage. Bedroom one has access to the bathroom along with an additional entrance from the hallway. The bathroom is modern in decor comprising bath with shower over, vanity wash hand basin, heated towel rail and W.C

To the lower level of the building there is a private lockable storage area, allocated parking with electric gated entrance and lift access to all floors. The complex benefits further from a large communal patio area, communal gardens & communal bike shed.

Room Dimensions

Lounge/Kitchen/Diner 13'10" max x 12'3" max x 12'5" max x 10'9" max (4.24 max x 3.74 max x 3.81 max x 3.28 max)

Bedroom One 10'6" plus wardrobe x 9'10" plus recess (3.21 plus wardrobe x 3.02 plus recess)

Bedroom Two 10'8" max x 9'10" plus recess (3.27 max x 3.02 plus recess)

Bathroom 7'8" x 6'0" (2.35 x 1.84)

Lease and Maintenance

The vendor informs us there is approx. 111 years remaining on the lease, service charge is 2 x 6 monthly payments £1,600 which includes buildings insurance and water rates, ground rent is 2 x 6 monthly payments of £75, holiday lettings is not permitted and pets are allowed upon request.

Please ensure these details are verified by your solicitor before any further costs are incurred.



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