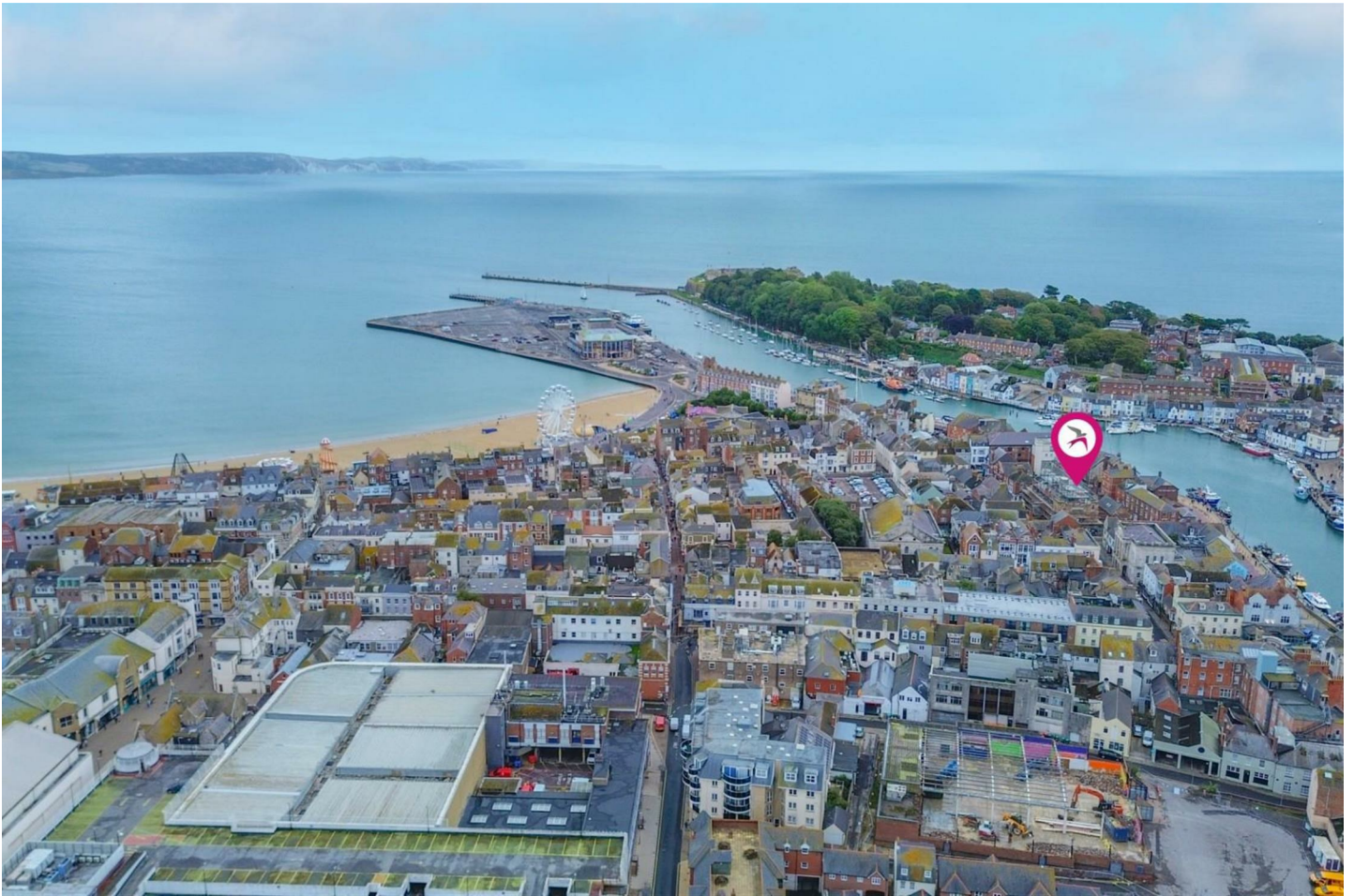




Instinct Guides You



Helen Lane, Weymouth £210,000

- No Onward Chain
- Nestled In The Heart Of Weymouth
- Stones Throw To Harbourside
- Generous Proportions Throughout
- Private Entrance First Floor Apartment
- Well Presented Throughout
- Zone F Parking Permit
- Long Lease 148 Remaining
- Currently a Popular Holiday Let
- Option To Buy Fully Furnished



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.

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Located just moments from the vibrant harbourside and town centre, this beautifully presented first-floor apartment combines modern living with characterful charm. The spacious interior features two double bedrooms, a contemporary kitchen/diner, a bright and airy living room, and a stylish bathroom. With easy access to local amenities and Weymouth beach nearby, this home offers both comfort and convenience in equal measure.

Upon entering the apartment, the hallway leads around into a large living room that is filled with natural light from three generous windows. The room is tastefully decorated and includes ample space for both seating and dining, making it ideal for relaxing or entertaining. Just off the living area lies the kitchen/diner, fully fitted with modern units, tiled flooring, and space of appliances. A front window allows light to flow through, enhancing the bright, clean feel of the space.

To the rear of the property are two well-proportioned double bedrooms. Bedroom one features a larger double bed and continues the bright, fresh theme found throughout the apartment. Bedroom two is finished in soft tones with twin beds, offering flexibility for family living or visiting guests. Both rooms benefit from rear-facing windows that ensure peace and quiet.

The bathroom is located just off the hallway and is equipped with a full-size bath with overhead shower, WC, and wash basin, all set against modern tiling for a crisp finish. The apartment is accessed via a stairwell and is part of the well-maintained building located on a characterful side street, just a short walk from Weymouth Harbour. This property is ideal for those seeking stylish coastal living in the heart of town.

Room Dimensions

- Kitchen 14'9" x 7'5" (4.52 x 2.27)
- Bedroom One 12'8" x 9'0" (3.88 x 2.75)
- Bedroom Two 12'8" x 8'11" (3.87 x 2.73)
- Bathroom 7'3" x 5'10" (2.22 x 1.80)
- Lounge / Dining Area 17'7" max 16'0" max (5.38 max 4.90 max)

Lease & Maintenance Information
The vendor informs us the property has a remaining lease length of 148 years, there is a service charge of approx £2050pa. We have been unable to confirm via a copy of the lease however the vendor informs us the property allows both holiday lets and pets and has been a successful holiday let for a number of years. NOTE: SERVICE CHARGES ARE DUE TO BE REVIEWED.

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