



Instinct Guides You



Dorchester Road, Weymouth £260,000

- No Onward Chain
- Substantial Ground Floor Apartment
- Allocated Parking In A Gated Development
- Long Lease Of 979 Years
- Open Plan Living Area
- Bathroom & En-suite To Bedroom One
- Well Maintained Communal Areas
- Short Walk To Bus Stop & Greenhill
- Close To Town Centre & Seafront
- Well Presented Throughout



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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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Welcome to this beautifully presented, spacious two double-bedroom ground floor apartment nestled within a secure, gated development in a highly desirable location near Greenhill. Located just moments from the beach and on a convenient bus route, the apartment offers comfortable living and benefits an en-suite to bedroom one, an open plan living space and beautiful high ceilings throughout.

Inside, the hub of the home is the spacious open plan living room that seamlessly incorporates the dining, sitting and kitchen areas. The kitchen is adorned with ample cabinetry and room for white goods. A breakfast bar offers a practical separation between the zones and offers convenience. The living area is well proportioned with a large window that floods the room with light.

The accommodation comprises two well-proportioned bedrooms with large sash windows that ensure ample daylight is captured throughout the day. The main bedroom is a generous size offering ample space for a range of furniture and benefits an en-suite with decorative tiling a wash hand basin, WC, and a sleek shower cubicle.

An additional bathroom, fitted with a panelled bath, WC, and wash hand basin, caters to the needs of residents and visitors alike.

Outside, the communal gardens provide a delightful space to enjoy the outdoors. With a designated area for drying washing and a charming patio perfect for basking in the sun on the south-westerly aspect, this property offers an exceptional fusion of stylish indoor living and serene outdoor appeal.



Room Dimensions

Lounge / Diner & Kitchen 24'4" x 11'8" (7.42m x 3.58m)

Bedroom One 17'1" x 9'6" (5.21m x 2.90m)

En-suite 6'8" max x 6'8" max (2.05 max x 2.05 max)

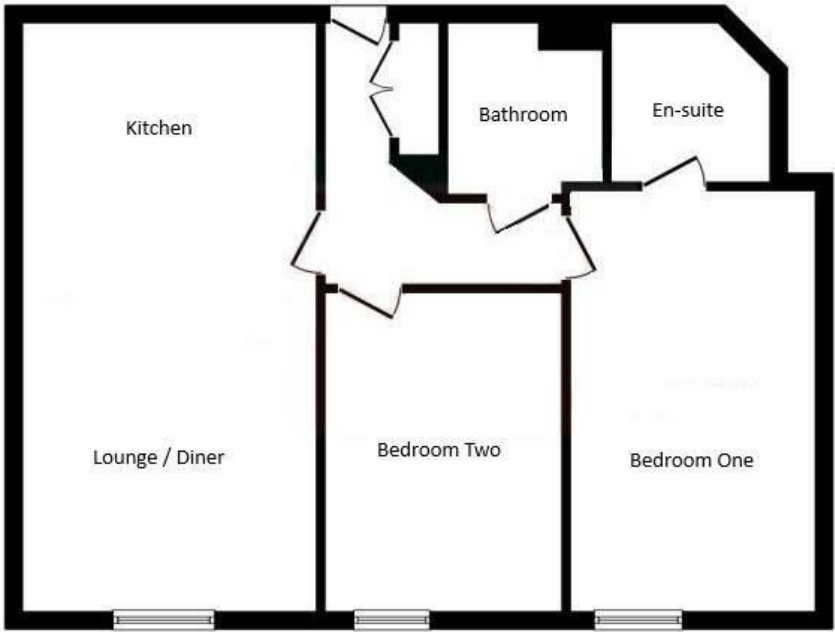
Bedroom Two 12'9" x 9'3" (3.89m x 2.84m)

Bathroom 6'4" x 6'1" (1.94 x 1.87)

Lease & Maintenance Information

The vendor informs us that the property is share of freehold, it has a 979 year lease remaining, the maintenance charge is £150 per month which includes general communal area upkeep, lift servicing and buildings insurance. No pets are allowed.

We recommend details are verified by your solicitor before incurring any additional costs.



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	EU Directive 2002/91/EC		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.