



Instinct Guides You



Canberra Road, Weymouth £120,000

- No Onward Chain
- Long Lease - Share Of Freehold
- Allocated Parking & External Store
- Close To Bus Route - Weymouth & Dorchester
- Well Presented Throughout
- Close To Bus Route & Amenities
- Country Walks Nearby
- Modern Shower Room



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



Offered with NO ONWARD CHAIN is this well-presented FIRST FLOOR apartment that offers an open plan living space, parking, and an ALLOCATED external STORE located within easy access to Dorchester & Weymouth boasts a range of local amenities & bus routes nearby.

The hub of the home is certainly the open-plan kitchen/lounge seamlessly integrating the living spaces. The open-plan room has a modern feel with space for a range of furniture and the room enjoys pleasant far-reaching views towards the hills and countryside that lead towards Dorchester. The kitchen offers a range of units benefiting from a built-in oven and hob and space for a washing machine.

The double bedroom sits at the front of the home and is well-proportioned with a large window allowing plenty of natural light to illuminate the space. The shower room completes the apartment and is finished with large decorative tiling and comprises a large walk-in shower cubicle, wash hand basin and w.c.

Outside the property benefits from a westerly facing communal garden with lawn and low maintenance shingle area. In addition, the property boasts one off-road allocated parking space and a generously sized outdoor storage shed.

Room Dimensions

Kitchen - Lounge/Diner 13'11" x 13'9" max (4.25 x 4.20 max)

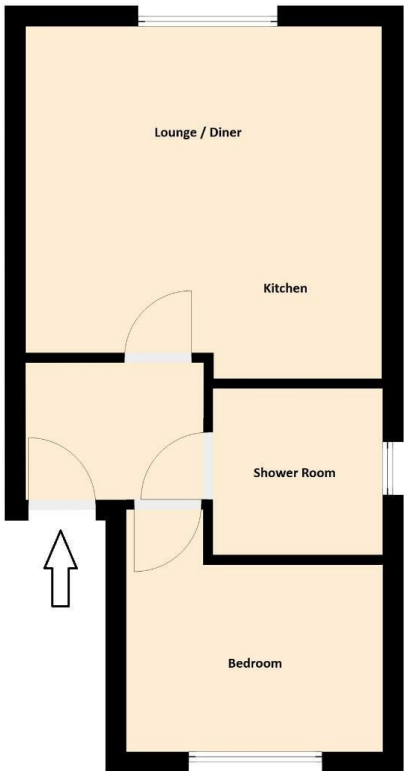
Shower Room 6'7" x 5'1" (2.02 x 1.55)

Bedroom 10'0" x 7'3" (3.06 x 2.22)

Lease & Information Information

The vendor informs us that upon completion there will be a new 999 year lease with a 1/4 share of freehold, the maintenance charge is approximately £30pcm, no holiday lets however pet are permitted upon request.

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.