



Instinct Guides You



Bincleaves Road, Weymouth £260,000

- Garage
- Moments From Nothe Gardens
- No Onward Chain
- Contemporary Kitchen and Shower Room
- Two Double Bedrooms
- Distant Views
- Generous Proportions Throughout
- First Floor



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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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Garage included, Enviabley nestled along Bincleaves Road, moments from Nothe Gardens and Newtons Cove, is this beautiful two bedroom apartment. Finished with contemporary kitchen and bathroom, the home boasts generous proportions with some distant views towards Weymouth Beach and is presented with no onward chain.

Communal gardens and garage area lead towards the entrance with the flat positioned upon the first floor.

The living room boasts excellent proportions with vast floor space for an array of furnishings - conveniently adjacent to the stylish kitchen, enjoying contemporary units with ample preparation space and views towards Weymouth Bay.

Both bedrooms are spacious doubles with room for additional storage; A family bathroom lays opposite in sleek, modern white tiling with bath, shower and basin.

The hall retains abundant storage via three generous cupboards.

Outside, the apartment has a garage in the block with well-maintained communal grounds surrounding.

Room Dimensions

Living Room 15'10" x 12'4" (4.85m x 3.78m)

Kitchen 9'7" x 9'2" (2.93m x 2.80m)

Bedroom One 15'10" x 9'8" (4.85m x 2.97m)

Bedroom Two 15'10" > 12'7" x 7'9" > 4'10" (4.85m > 3.84m x 2.37m > 1.48m)

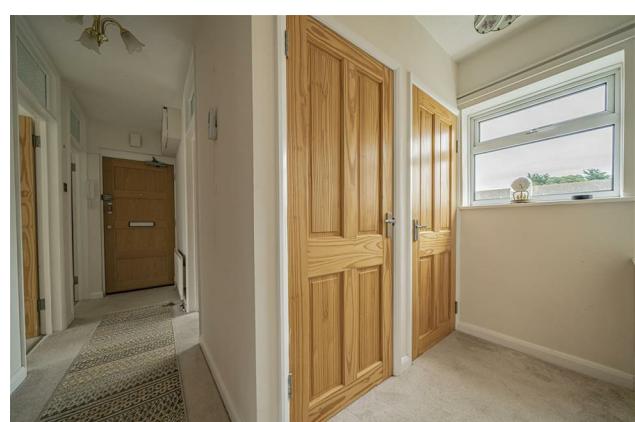
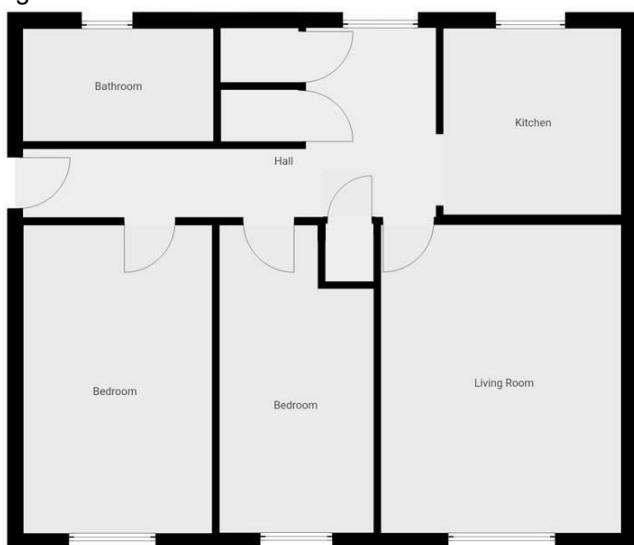
Shower Room 7'1" x 5'9" (2.16m x 1.77m)

Garage

Lease and Maintenance Information

The vendor informs us the property has a lease of 999 years commencing in 2002 with a 1/15 share of the freehold and a service charge of approx £1,400 per year. holiday lettings and pets are not permitted.

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 | |