



Instinct Guides You



## 10A Alexandra Road, Weymouth £170,000

- No Onward Chain
- Three Bedrooms
- Lodmoor
- Modern Bathroom
- Garage
- First Floor Apartment
- Lift To All Floors
- Close To Amenities
- On A Bus Route
- Easy Access To Town



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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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Set within Alexandra Court in LODMOOR, just a short distance from local amenities, transport links and Weymouth's seafront, this first floor THREE BEDROOM apartment with LIFT access is offered with NO ONWARD CHAIN and provides well-proportioned accommodation together with the advantage of a GARAGE. The property includes a spacious lounge and kitchen, three bedrooms and a modern shower room, creating a practical and convenient layout within a well-regarded residential development.

The entrance door opens into a hallway that runs through the centre of the flat, providing access to all rooms. At the far end, the open plan lounge kitchen forms a generous living space with a large window drawing in good natural light. The kitchen area is fitted with a range of units, work surfaces, a cooker and space for appliances, with plenty of floor space for arranging furniture in the lounge area.

There are three bedrooms positioned off the hallway. The principal bedroom is a good sized double with a large window and built in wardrobe. The second bedroom also offers ample space for furnishings and features its own built in storage. The third bedroom is set adjacent and is suitable as a single room or study space. The shower room has been updated with modern wall tiling and includes a walk in shower, basin and WC.

A storage cupboard is located within the hallway, providing practical space for household items. Externally, the flat benefits from a garage located within the block to the rear, ideal for secure parking or additional storage.

This well arranged property offers excellent potential for a variety of buyers, paired with the convenience of living within Lodmoor and the advantage of no onward chain.

## Room Dimensions

**Lounge/Kitchen** 19'5" x 11'8" (5.93 x 3.56)

**Bedroom One** 11'9" x 9'11" (3.6 x 3.04)

**Bedroom Two** 10'0" x 9'10" (3.05 x 3.0)

**Bedroom Three** 9'10" x 7'10" (3.0 x 2.4)

**Bathroom**

### Lease & Maintenance Information

The vendor informs us that there is a 999 year lease which commenced in 2012, the service is £660 twice yearly, no holiday letting or pets permitted.

We recommend these details are checked by a solicitor before incurring further 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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			