



Instinct Guides You



## Dorchester Road, Weymouth, Dorset DT3 5LH £175,000

- Some Open Views
- Two Double Bedrooms
- Allocated Parking
- Character Features
- Old Broadway
- On A Bus Route
- Beautiful Communal Gardens
- Vendor Suited
- Spacious Apartment
- 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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A SPACIOUS TWO DOUBLE BEDROOM CHARACTER first floor apartment enjoying some VIEW of SURROUNDING HILLS with beautiful LAWNED COMMUNAL GARDENS and PARKING in the popular location of Old Broadway. The property is in the attractive Caerleon Court being on a bus route and close to some local amenities positioned along the Dorchester Road. Entering the property there is a spacious hallway with doors to all rooms and fitted storage cupboard.

The lounge is a good sized room with large bay window which floods the room with natural light enjoying some open views over the surrounding hills and countryside. This cosy room with cornice ceilings provides access to the kitchen which has modern units with integrated oven, hob and microwave and space for white goods.

The two bedrooms are both generous sized rooms with the main benefiting a full range of fitted furniture with the second enjoying a dual aspect with bay and view.

The bathroom is currently arranged with a fitted shower cubicle, pedestal basin and WC.

Outside there are beautifully presented communal gardens with seating area's, lawns and planting.

There is allocated parking and a visitors space.



## Room Dimensions

### Hallway

Lounge 15'1 plus bay x 11'11 (4.60m plus bay x 3.63m)

Kitchen 10'11 x 9'1 (3.33m x 2.77m)

Bedroom One 13'1 max x 12'0 (3.99m max x 3.66m)

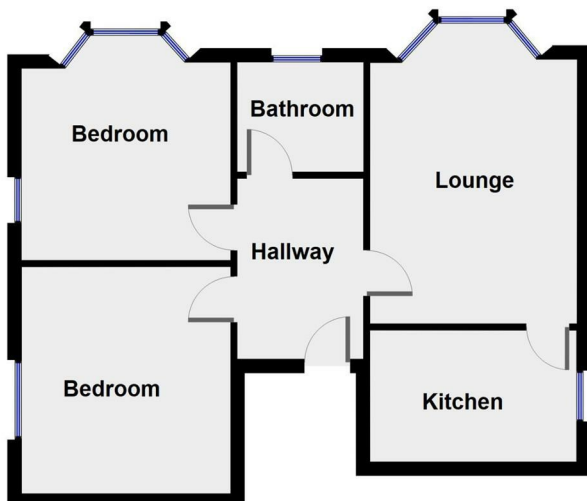
Bedroom Two 12'0 x 11'0 plus bay (3.66m x 3.35m plus bay)

### Bathroom

### Lease & Maintenance Information

The vendor informs us that there is a 999 year lease which commenced in 2004, the service charge is approx £850 p.a which includes buildings insurance. The property can be let on a shorthold tenancy basis but no for holiday lets.

We advise these details are confirmed by your solicitor before any additional expense is incurred.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		59
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> 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.