



Instinct Guides You



## Bincleaves Road, Weymouth £290,000

- Beautiful Far Reaching Views
- Fronting Public Green Space
- Ground Floor Apartment
- Garage
- Modern Fitted Kitchen
- Attractive Communal Gardens
- Sought After Position In Rodwell



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





Welcome to Dolphin Court, nestled in the heart of one of the most sought-after neighbourhoods in town, this GROUND-FLOOR apartment enjoys captivating FAR-REACHING VIEWS in a prime location. The home boasts a MODERN KITCHEN, two DOUBLE BEDROOMS and a GARAGE set in mature grounds with stunning walks nearby.

The property is accessed via the front communal door and spans the depth of the ground floor. The hub of the home is the spacious lounge/diner that benefits attractive views over the mature gardens to the sea and distant cliffs. The room is large enough for a range of furniture and a patio door opens into the gardens. A large serving hatch from the kitchen creates a bright and airy feel and gives a sense of space. The kitchen adjacent is a modern fully fitted suite with ample units and space for white goods finished with contemporary tiling and pastel colours.

Both bedrooms are doubles in size with bedroom one being quite substantial. Both offer plenty of space for a range of units and bedroom one enjoys pleasant views into the garden and beyond. The shower room finishes the apartment and comprises a large walk-in shower, wash hand basin and W/C.

Outside the property boasts an enviable position and is a stones throw to attractive green spaces and coastal vistas with footpaths serving a range of points of interest. The property has a garage in part of a block.

With its combination of luxurious amenities, unparalleled views, and coveted location, this ground-floor apartment offers a truly exceptional living experience in one of the most desirable parts of town.

## Room Dimensions

Lounge/Diner 17'10" x 11'5" (5.46 x 3.50)

Kitchen 12'11" x 9'6" max (3.94 x 2.90 max)

Bedroom One 13'3" x 10'10" (4.05 x 3.32)

Bedroom Two 12'11" x 7'5" (3.94 x 2.27)

Shower Room 9'6" x 4'11" (2.91 x 1.50)

## Lease & Maintenance Information

The vendor informs us the property has a 999-year lease which commenced in 1964, the ground rent payable was £5pa, the service charge is £400 per quarter and that includes water rates, this charge is reviewed yearly, and there are no holiday lettings or pets permitted.

We recommend these details be confirmed before incurring costs. The ground rent is subject to change during the length of the lease.



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	
59	78
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	
(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	

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.