



Instinct Guides You



Ground Floor, Moments From Greenhill, Lodmoor Price Guide £270,000

- Moments From Greenhill Beach
- Two Double Bedrooms
- Bathroom & En-Suite
- Modern Secluded Development
- Bus Route Nearby
- Ground Floor Apartment
- Allocated Parking
- Communal Gardens
- Level Walk To Town Centre
- Close To Amenities



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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 well-presented GROUND FLOOR apartment with TWO DOUBLE BEDROOMS, EN-SUITE & COMMUNAL GARDENS situated in the popular area of LODMOOR approximately a 5 minute stroll from Weymouth's PICTURESQUE BEACH and GREENHILL GARDENS. Weymouth Town Centre is a LEVEL WALK along the GEORGIAN ESPLANADE with further access to LOCAL AMENITIES and a BUS ROUTE.

Approaching the property into a private cul-de-sac you have access to an allocated parking space plus visitors space, a useful intercom system and a communal entrance taking you into the apartment.

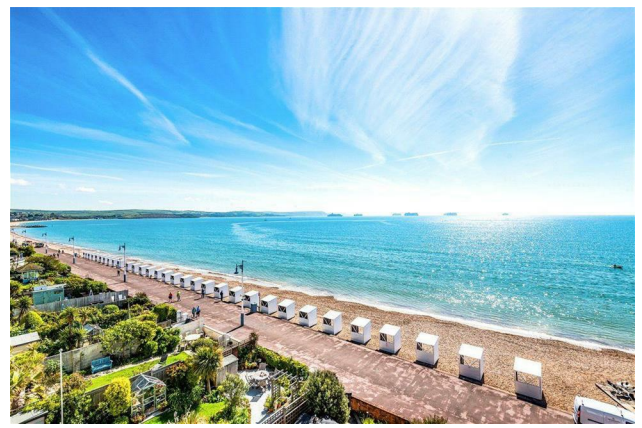
Introducing you to the property, the spacious hallway has doors leading into all living accommodation and storage for shoes & coats.

The lounge, situated to the rear right corner of the property, boasts a bay window allowing plenty of natural light to pour in with more than enough room for furnishings. Adjacent to this room is the kitchen, a good size with ample fitted units plus space for a dining room table.

The property offers two double bedrooms, one situated to the front of the property and one situated to the rear, both include built-in storage plus extra room for furnishings whilst bedroom one offers an en-suite comprising walk in shower, WC and wash hand basin.

Completing the property is the bathroom comprising a bath with shower attachment, WC and wash hand basin.

Moments from the apartment is Greenhill Gardens; a public garden, located in Weymouth. It is positioned on the edge of the town centre, sloping up from the beach and promenade, and overlooking Weymouth's seafront and across the bay.



Room Dimensions

Lounge 12'05 x 17'08 (3.78m x 5.38m)

Kitchen 10'10 x 13 (3.30m x 3.96m)

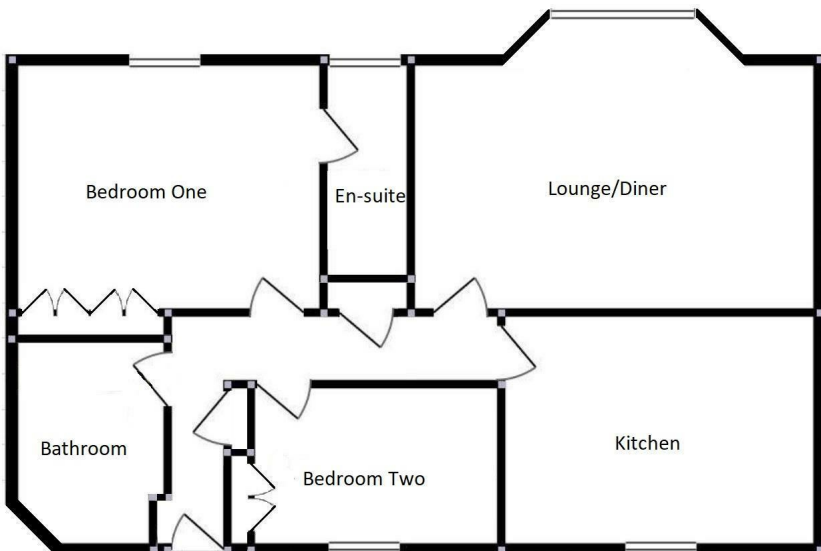
Bedroom One 11'05 x 12'04 (3.48m x 3.76m)

Bedroom Two 11'06 x 9'04 (3.51m x 2.84m)

Lease & Maintenance Information

The vendor informs us that the lease is 999 years from 2004, the service charge is approx £1600pa including building insurance, ground rent is £150pa, and letting is permitted, however, no holiday letting or pets are allowed.

We recommend this information be verified by your solicitor before incurring any 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.