



Instinct Guides You



Preston Road, Preston, Weymouth £165,000

- Ground Floor Apartment
- Long Lease - Share Of Freehold
- Allocated Parking
- Two Bedrooms
- Modern Shower Room
- Close To Bus Route
- Well Presented Throughout
- Short Walk To Surgery & Pharmacy



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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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Wilson Tominey are delighted to offer this well-presented GROUND FLOOR TWO BEDROOM apartment, situated in the popular area of PRESTON, WEYMOUTH, close to a range of amenities including shop, pharmacy, doctor's surgery and bus route. The home offers allocated parking, a generous double bedroom and a bright, spacious lounge/dining room.

The property is well presented throughout and offers comfortable, practical accommodation, making it an ideal home for a first-time buyer, couple, or those seeking a property on one level. The apartment can be accessed via the front door or from the rear, where the parking space is conveniently situated.

The hub of the home is the spacious living room, which provides a bright and versatile area for both relaxing and dining, with plenty of room for a comfortable seating arrangement and dining table. A window allows natural light to flow through, creating a pleasant and airy space.

The adjacent kitchen is fitted with a good range of cabinetry, complemented by ample work surfaces and tiled splashbacks. There is an integrated oven and gas hob, along with space for further appliances including a tall fridge freezer. The window enjoys a pleasant view over part of the communal garden.

The double bedroom is a generous size and offers plenty of space for a double bed and additional furniture. In addition, bedroom two is a generous single room that offers versatility as a home office, hobby room or guest bedroom.

The modern shower room has been thoughtfully fitted with a large shower cubicle, wash hand basin and W.C, with attractive tiling and useful fitted storage.

Outside, the property benefits from an allocated parking space, while the surrounding area provides an excellent combination of local amenities and countryside. Preston is particularly well placed for access to everyday facilities including doctor's surgery, pharmacy, public house, shop and bus route.

Living Room 14'0" x 10'4" (4.28 x 3.15)

Kitchen 7'11" x 7'9" (2.43 x 2.37)

Shower Room 7'11" max x 6'6" max (2.43 max x 2.00 max)

Bedroom One 11'8" max x 10'8" max (3.56 max x 3.26 max)

Bedroom Two 8'0" x 7'7" (2.46 x 2.32)

Lease and Maintenance

The vendor informs us the property has a 1/8th share of the free hold with a remaining lease of 986 years, the service charge is approx £1200 per annum, pets are permitted however holiday lets are forbidden.

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

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.