



Instinct Guides You



Lennox Street, Weymouth £115,000

- No Onward Chain
- Second Floor Apartment
- Long Lease
- Close To Town Centre & Seafront
- Bus & Train Links Nearby
- Open plan living space
- Modern Shower Room
- Double Bedroom With Bay Window



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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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Offered with no onward chain this one-double-bedroom apartment is perfectly positioned to enjoy the a host of Town Centre Amenities from its beautiful sandy beach and Georgian esplanade to weymouths vibrant harbourside. The property boasts a long lease and is well presented throughout.

Inside, the open-plan lounge and kitchenette offers a spacious blank canvas, perfect for putting your own stamp on the property. The fitted kitchen area benefits from a built-in oven and hob, ample cupboard space, and plumbing for a washing machine.

Adjacent the well-proportioned double bedroom features a built-in wardrobe and leads into a modern en-suite shower room comprising a shower cubicle, hand basin and W.C set against contemporary tiling.

Location
The property occupies a superb position, exceptionally well served by transport links including both bus and train services, and surrounded by a wealth of shops, restaurants and boutiques. Weymouth's golden sandy beach is just a short walk away, offering a captivating outlook and the perfect setting to enjoy relaxed coastal living.

Room Dimensions

- Kitchen 7'5" x 5'2" (2.27 x 1.59)
- Living Room 12'7" + bay x 11'7" max (3.85 + bay x 3.54 max)
- Bedroom 10'4" x 8'9" + bay (3.17 x 2.67 + bay)
- Shower Room 8'6" x 3'2" (2.60 x 0.97)

Lease & Maintanance Information
The vendor informs us that upon completion there will be a new 999 year lease, the maintenance charge is approximately £30pcm, no holiday letting is allowed however pets are considered upon request.

We recommend these details are checked by a solicitor before incurring costs.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.