



Instinct Guides You



## Lower St. Alban Street, Weymouth £159,950

- Secure Gated Parking For One Vehicle
- Family Bathroom & En-suite Shower Room
- Uniquely Shaped Generous Living Room
- Lift Access To All Floors
- Two Bedroom Second Floor Apartment
- Close To Town Centre & Vibrant Harbourside
- Spacious Kitchen/Dining Room
- Communal Roof Terrace
- Long Lease 104 Years
- Stones Throw To Marina



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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 present this generously proportioned two-double-bedroom apartment, perfectly positioned close to Weymouth's vibrant harbourside, beautiful marina & golden sandy beach. The home benefits from an allocated parking space, a family bathroom and an en-suite, complemented by a spacious character filled living room.

The property enjoys convenient lift access and is located on the second floor. Inside, you are welcomed by a hallway with doors leading to all rooms. The hub of the home is the impressive living room, offering ample space for a variety of furniture arrangements and featuring a striking angular turret that creates a wonderful light-filled focal point.

The kitchen/dining room provides a range of fitted units, generous work surfaces and enough space for a dining table and chairs. There is also room for a selection of appliances, making it a practical and sociable area.

Bedroom one is a well-proportioned double with plenty of space for furnishings and benefits from its own en-suite shower room & built in wardrobes establishing it as the principal bedroom. Bedroom two is also a comfortable double with built in wardrobes. The family bathroom completes the accommodation & includes a bath with shower over, hand basin & W.C, all set against modern tiling.

Ascending to the rooftop, residents can enjoy a large communal patio offering an elevated, sunny position ideal for relaxing or entertaining. It features seating areas and attractive views towards the marina. Outside, to the side of the building, secure gated access from West Street leads to the parking area, where the property has one allocated space.

The property sits within easy walking distance of a wealth of amenities. From the harbourside with its array of bars and boutiques to the golden sandy beach, everything is right on your doorstep. Weymouth train station and local bus links are also close by, making this an exceptionally convenient and desirable place to live.



**Living Room 15'8" x 13'5" (4.80 x 4.10)**

**Kitchen/Dining Room 13'9" x 7'10" (4.20 x 2.40)**

**Bedroom One 14'1" x 13'9" (4.30 x 4.20)**

**En-suite 6'2" x 5'6" (1.90 x 1.70)**

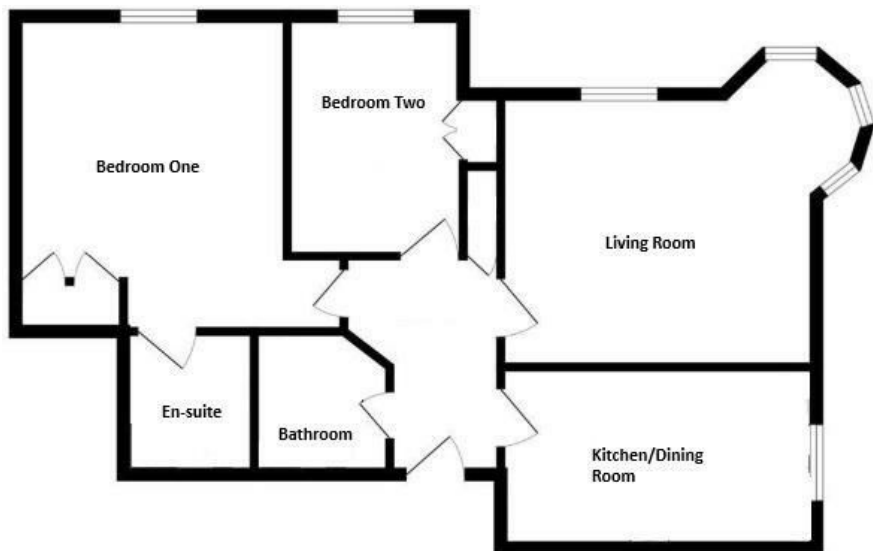
**Bedroom Two 10'5" x 7'6" (3.20 x 2.30)**

**Bathroom 6'2" x 5'10" (1.90 x 1.80)**

**Lease & Maintenance**

The vendor informs us the property has a remaining lease of 104 years, the service charge is approx £2,220 a year with a ground rent of £150 per annum, holiday lettings and pets are not permitted.

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 <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			
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.