



Instinct Guides You



## Rylands Lane, Weymouth £190,000

- Generous Ground Floor Apartment
- Well Presented Living Spaces Throughout
- Allocated Parking
- Striking Character Living Area
- Family Bathroom & En-suite
- Close To Amenities
- Regular Bus Route Nearby
- Recently Fitted Double Glazing
- Long Lease 106 Years



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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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With no onward chain and its own private entrance, this superb ground-floor apartment offers a bright, contemporary living environment with excellent flow and generous proportions. The home enjoys two double bedroom, family bathroom & en-suite and a striking main living area.

The hub of the home and the standout feature is the expansive living/dining room, where large angular windows and patio doors creates a wonderfully light and uplifting space. The room is large enough for a range of furniture and enjoys versatility in layout. The adjoining kitchen continues the modern theme with ample cabinetry and work surfaces with room for appliances.

A long hallways which includes a storage cupboard runs to the bedrooms. Both bedrooms are comfortable doubles, with the principal bedroom further enhanced by a well-appointed en-suite shower room. A stylish family bathroom completes the interior and comprises a bath, hand basin and W.C.

Outside, the property includes an allocated parking space and access to a neatly maintained communal garden that wraps around part of the building, providing a pleasant green outlook.

**Bedroom One 12'10" x 8'8" (3.93 x 2.65)**

**En-suite 9'3" max x 6'3" max (2.83 max x 1.93 max )**

**Bedroom Two 12'11" x 8'6" (3.94 x 2.61)**

**Bathroom 8'8" max x 5'6" max (2.66 max x 1.69 max )**

**Living/Dining Area 13'9" max x 11'3" max (4.20 max x 3.45 max )**

**Kitchen 8'10" x 6'2" (2.70 x 1.88)**

**Lease & Maintenance Information**

The vendor informs us the property has a remaining lease of 106 years, the service charge is £1,693 and a yearly ground rent of £389, holiday lettings and pets are forbidden.

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



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