



Instinct Guides You



Lower St. Alban Street, Weymouth Offers In Excess Of £130,000

- No Onward Chain
- Large Double Bedroom
- First Floor Apartment
- Town Centre Position
- Lift Access
- Close To Vibrant Harbour & Beach Front
- Open Plan Kitchen / Living Area
- Large Store Cupboard
- Long Lease 181 Years Remaining
- Close To Transport Links



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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 and situated in a modern residential development in the heart of Weymouth town centre, this well-proportioned one-bedroom first-floor flat offers ideal coastal living just a short walk from the iconic harbour and sandy beach.

The property opens into an entrance hallway featuring a convenient built-in storage cupboard. Moving through, the spacious open-plan kitchen and living area is bathed in natural light thanks to floor-to-ceiling windows with a Juliette balcony. The kitchen section features warm wooden cabinetry, dark stone-effect worktops, tiled flooring, and designated space for laundry appliances, seamlessly transitioning into a cozy carpeted lounge area.

The bedroom is a generous double room with comfortable plush carpeting, neutral walls, and a large sliding door with a glass balcony guard that floods the room with daylight. Completing the flat is a fully tiled modern bathroom fitted with a white three-piece suite, including a bath with an overhead shower and glass screen, a heated towel rail, and a stylish band of deep-red accent tiles.

Combining a prime location near local amenities and transport links with a practical, low-maintenance interior, this flat is perfectly suited for first-time buyers, investors, or those seeking a seaside getaway.

Bedroom 16'4" x 9'1" (4.99 x 2.78)

Bathroom 6'10" max x 6'5" max (2.10 max x 1.96 max)

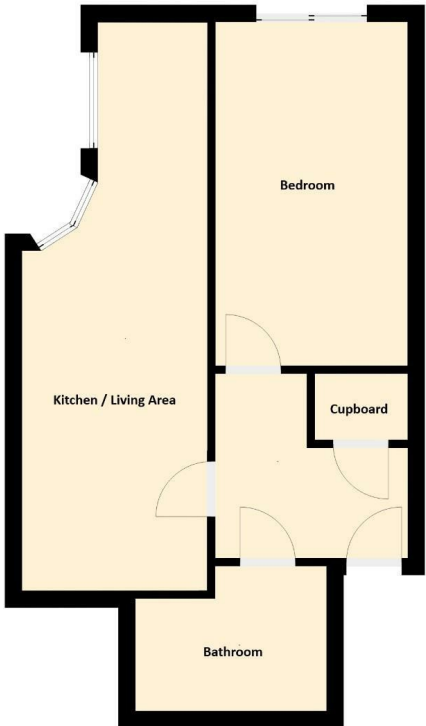
Store Cupboard 4'4" x 3'1" (1.34 x 0.96)

Kitchen / Living Area 27'0" max x 8'9" max (8.25 max x 2.68 max)

Lease & Maintenance Information

The vendor informs us the property has a remaining lease of 181 years, the service charge is approx £187.77pcm, holiday lettings and pets are not permitted.

We recomend 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	EU Directive 2002/91/EC		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.