



Instinct Guides You



## Commercial Road, Weymouth £225,000

- Beautiful Views Of The Marina
- Set In The Heart Of Weymouth Town
- Spacious Open Plan Kitchen / Diner
- Close To Iconic Harbour & Seafront
- Allocated Parking
- Long Lease 971 Years
- Two Bedrooms
- Family Bathroom & Ensuite



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E sales@wilsontominey.co.uk  
W www.wilsontominey.co.uk



Offered with no onward chain & positioned opposing the inner harbour, this first floor apartment offers beautiful marina views and the convenience of allocated parking within a secure gated development. The property enjoys an open plan kitchen living space with Juliette balcony and bedroom with en-suite. This modern apartment seamlessly blends coastal charm with modern comfort.

Access to the property is via a well-maintained communal entrance. Residents will appreciate both stair and LIFT access, along with the well kept communal spaces.

Inside the hub of the home is the generous living room with its stunning marina backdrop, serves as the perfect space to unwind or entertain, setting the tone for seaside living at its finest. The room flows effortlessly into the open-plan kitchen and dining area offering a bright inviting living space.

The main bedroom features fitted wardrobes and an en-suite shower room, while a second well-proportioned bedroom and a contemporary main bathroom complete the accommodation.

Beyond its interior this apartment includes a private parking space, accessible via secure gated entry.

Just 200 yards from Weymouth's bustling town centre and golden sandy beach moments further, this superb location provides an unparalleled base for exploring Dorset's Jurassic coastline and its charming towns and villages.



**Lounge/Diner 20'0" max x 11'6" (6.12 max x 3.51)**

**Kitchen 14'5" x 9'4" (4.40 x 2.85)**

**Bedroom One 10'5" x 10'4" max (3.18 x 3.16 max)**

**Bedroom Two 10'8" x 8'2" (3.27 x 2.51)**

**Bathroom 9'5" x 5'6" (2.88 x 1.69)**

**Shower Room 6'10" max x 6'2" (2.10 max x 1.89)**

**Lease & Maintenance Information**

The vendor informs us the property has a remaining lease of 971 years, there is a service charge of approx £915 paid every six months, a peppercorn ground rent may be chargeable if requested, holiday lettings and pets are not permitted.

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



Energy Efficiency Rating	
Current	Potential
72	81
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>	

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.