



Instinct Guides You



## Greenhill, Weymouth Guide Price £170,000

- No Onward Chain
- Beautifully Presented Throughout
- Lift Access & Attractive Communal Gardens
- Juliette Balcony
- Secure Parking Underground
- Stone's Throw To Beachfront
- Dedicated Store Cupboard In Carpark
- Share Of Freehold



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 this beautiful one bedroom apartment sits across from Weymouth's beautiful beachfront, this home offers contemporary open plan living spaces within close proximity to a wealth of amenities.

A gated car park sits securely beneath the block, welcoming you into Olympia Heights; This home retains a designated space and several visitor bays tucked into the carpark and also owns a lock-up storage cupboard towards the car park rear.

Located on the second floor there is both stairs and lift access positioned conveniently to the apartment. The heart of the home is the open plan living space that offers generous proportions with a Juliette balcony amplifying light. The living area is large enough for a range of furniture and seamlessly incorporates the kitchen. Finished to an excellent standard the kitchen offers a range of fitted cabinetry and appliances and benefits enough room for a full dining table.

Adjacent, the double bedroom is well proportioned and enjoys a large built in wardrobe creating a more minimalist spacious room. A sunny aspect window illuminates the space well with views into the communal courtyard. The large bathroom is a standout feature with decorative tiling complementing a modern white suite that completes the apartment alongside a spacious hallway cupboard.

Olympia Heights enjoys communal gardens to the rear with well maintained areas for relaxing and enjoying the sun.

**Kitchen / Living Space 21'10" max x 12'4" max (6.67 max x 3.78 max )**

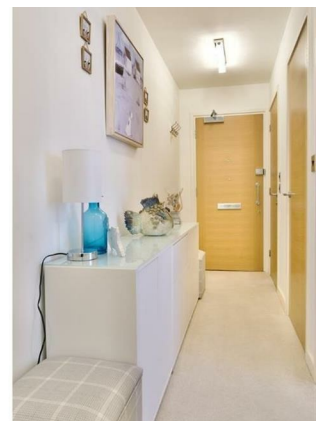
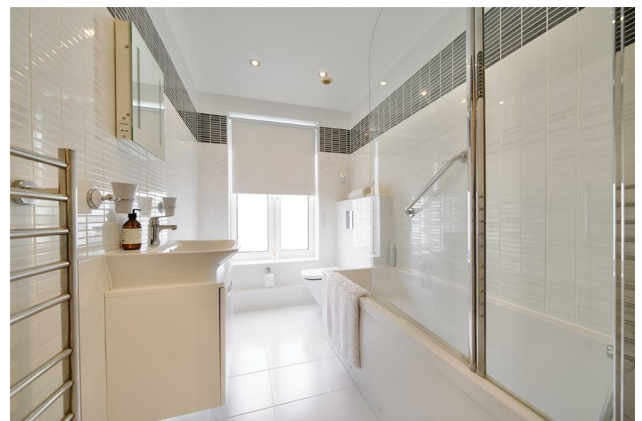
**Bedroom 10'9" into wardrobe x 10'8" (3.29 into wardrobe x 3.26)**

**Bathroom 10'6" max x 5'8" max (3.22 max x 1.74 max )**

**Lease & Maintenance Information**

The vendor informs us the property owns a share of the freehold, the service charge is £1480 paid twice yearly, pets may be considered upon request however holiday lettings 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.