



Instinct Guides You



## Beautiful Balcony & Garage - 29 Spa Road, Weymouth £270,000

- Balcony With Beautiful Far Reaching Views
- GARAGE At Rear
- Generous Top Floor Apartment
- Family Bathroom & En-suite
- No Onward Chain
- Close To Radipole Gardens & Town Centre
- Lift Access
- Two Double Bedrooms



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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 garage. Offering beautiful far reaching views over Radipole Nature Reserve this top-floor apartment is offered with no onward chain. The home boasts a SOUTHERLY FACING BALCONY with views, and generous proportions throughout.

The property is reached via stairs or a lift that opens directly outside the entrance. Inside, the hallway includes built-in storage for everyday essentials, and a glazed partition brings natural light through the space while framing the outlook beyond.

The main living area sits to the right, a bright room with dual Velux windows and access to the balcony, where the elevated position provides a peaceful vantage point over Radipole Nature Reserve and towards the coastline.

The kitchen adjoins the lounge and is fitted with a selection of units, space for appliances, and another Velux window capturing easterly rooftop views towards White Nothe and the Osmington hills.

Further along the hallway are the bathroom and two well-proportioned bedrooms. The bathroom features a corner bath with shower, WC, basin, bidet and heated towel rail.

The main bedroom overlooks the front of the development towards the Ridgeway and includes fitted wardrobes along with an en-suite shower room. The second bedroom also enjoys the easterly aspect and includes eaves storage plus an airing cupboard housing the boiler.

The development is surrounded by neatly maintained communal gardens, and the apartment benefits from a garage located in a nearby block



**Entrance Vestibule 6'2" x 4'2" (1.89 x 1.28)**

**Lounge/Diner 26'6" max x 17'1" max (8.09 max x 5.21 max)**

**Kitchen 11'6" x 8'7" (3.53 x 2.63)**

**Bathroom 8'5" max x 5'11" max (2.59 max x 1.82 max )**

**Bedroom One 13'6" max x 12'11" max (4.13 max x 3.96 max )**

**En-suite 6'6" max x 6'0" max (1.99 max x 1.83 max )**

**Bedroom Two 17'6" max x 10'4" max (5.34 max x 3.16 max)**

**Lease & Maintenance Information**

The vendor informs us that there is a 999 year lease which commenced in 1989, service charge is £1400 per annum, ground rent is £75 per annum, letting is permitted but no holiday lets or pets.

We recommend details are verified by your solicitor before incurring any additional 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.