



Instinct Guides You



Chapelhay Heights, Weymouth £160,000

- Beautiful Far Reaching Views
- Two Double Bedrooms
- Second Floor Apartment
- Purpose Built Block With External Store
- Balcony Overlooking Marina
- Close To Vibrant Harbourside & Town



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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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We are delighted to present this spacious two-double-bedroom, second-floor purpose-built flat, complete with a private balcony offering breathtaking views across the marina, harbour and out to Weymouth Bay. Ideally positioned within walking distance of the town centre and Brewers Quay, the property features a generous lounge/diner, modern kitchen and contemporary shower room.

The accommodation includes a bright and well-proportioned lounge/diner, enhanced by a private balcony showcasing beautiful far-reaching views over the marina, harbour and the iconic town bridge. This versatile room provides ample space for both living and dining furniture.

The modern fitted kitchen offers a range of cabinetry and generous work surfaces, and also enjoys the same impressive outlook across the surrounding landscape.

Bedroom one is a spacious double room with plenty of space for a variety of furniture layouts, while bedroom two is also a double and benefits from built-in wardrobes.

The contemporary shower room comprises a large shower cubicle, hand basin and WC, set against modern panelling and tiling.

Location

The location is a standout feature, with excellent access to a wide range of amenities and points of interest. Weymouth's vibrant harbourside is just a short stroll away, home to an array of eateries and boutique shops, leading on to the town centre and beachfront. Everyday conveniences, including a large supermarket, are also within close proximity.



Kitchen 11'8" max x 6'8" max (3.56 max x 2.04 max)

Shower Room 7'3" x 5'7" (2.23 x 1.72)

Lounge/Dining Room 14'5" max x 12'1" max (4.40 max x 3.70 max)

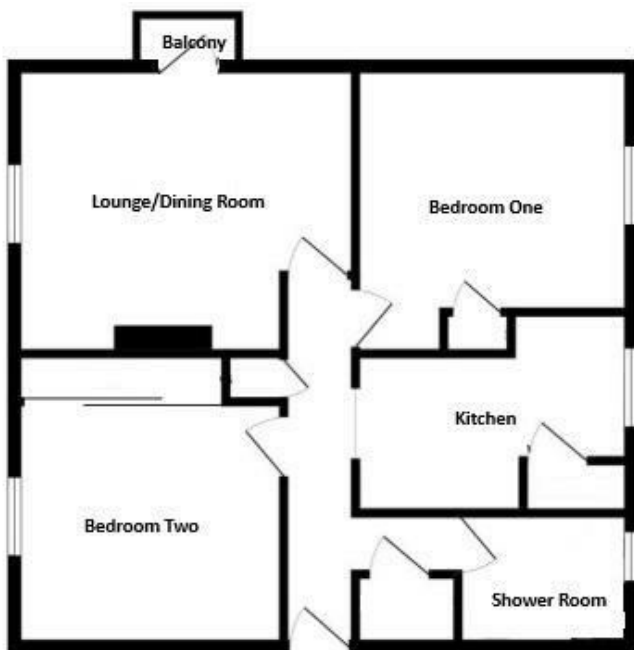
Bedroom One 12'0" max x 11'7" (3.68 max x 3.54)

Bedroom Two 12'2" max x 10'10" (3.72 max x 3.31)

Lease & Maintenance Information

The vendor informs us the property has a remaining lease of 88 years, the service charge and ground rent total £1200pa, pets are lettings are permitted however holiday lettings are forbidden.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.