



Instinct Guides You



Goldcroft Road, Weymouth £160,000

- Long Lease - Share Of Freehold
- First Floor Apartment
- Allocated Parking Space
- Two Double Bedrooms
- Balcony With Far Reaching Views
- Well Presented
- Close To Town Centre
- Spacious Lounge/Dining Room



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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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This TWO BEDROOM FIRST FLOOR FLAT offers well-proportioned accommodation, a BALCONY with FAR REACHING VIEWS towards the distant cliffs and the added benefit of an ALLOCATED PARKING SPACE. The property is offered with a LONG LEASE and SHARE OF FREEHOLD, making this an appealing home or investment opportunity.

The property is accessed via a central entrance hall, providing access to all principal rooms. The spacious lounge/diner is a particularly good-sized room, offering plenty of space for both comfortable seating and dining furniture. A large window allows plenty of natural light into the room, while the generous proportions make this a versatile living space.

The kitchen is fitted with a range of wall and base units, complemented by work surfaces and tiled surrounds. There is space for the usual appliances and, importantly, a door leads directly onto the balcony. The balcony provides a pleasant outdoor seating area and enjoys the far reaching outlook towards the distant cliffs, creating an attractive unique feature of the property.

There are two well-proportioned bedrooms. Bedroom one is a good-sized double room with ample space for a range of bedroom furniture and benefits from a pleasant outlook and ample built in wardrobes. Bedroom two is also a well-proportioned room, suitable as a double bedroom or alternatively as a useful guest room or home office.

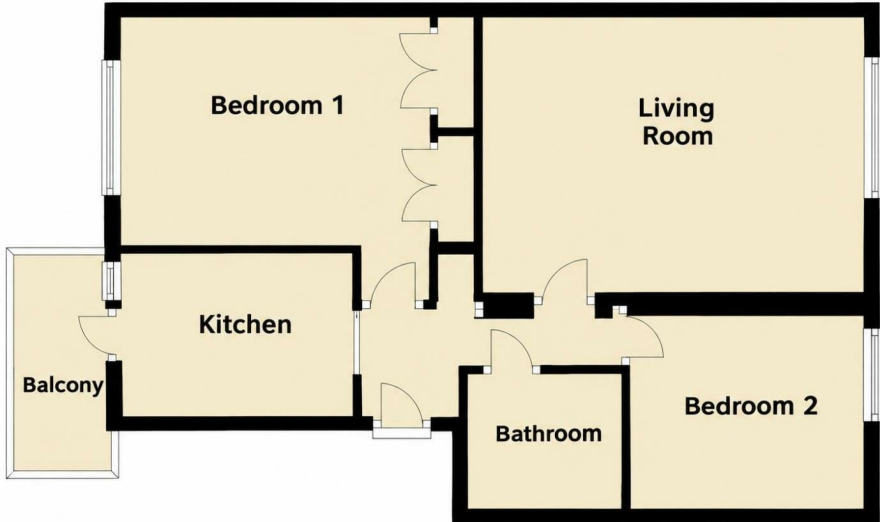
Completing the accommodation is the bathroom, which is positioned conveniently off the entrance hall and comprises a bath with shower over, wash hand basin and w.c set against decorative tiling.

Externally, the property benefits from an allocated parking space, while the balcony provides valuable outside space and an elevated outlook. The location is excellent with the town centre, amenities and bus route close by.

- Lounge / Dining Room 15'10" x 11'7" (4.84 x 3.55)
- Bedroom One 12'9" + wardrobes x 9'11" (3.91 + wardrobes x 3.03)
- Bedroom Two 9'4" x 8'7" (2.86 x 2.64)
- Bathroom 6'4" x 5'5" (1.94 x 1.67)
- Kitchen 9'9" x 6'11" (2.98 x 2.11)
- Balcony 9'3" x 4'3" (2.84 x 1.30)

Lease & Maintenance Information
The vendor informs us that the property has a 1/7th share of the freehold and a remaining lease of 971 years, the service charge is £250 every 3 months, pets may be allowed upon request however holiday lettings are forbidden.

We recommend details are verified by your solicitor before incurring any additional costs. The service charge may be subject to change during the length of the lease.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.