



Instinct Guides You



Victoria Street, Weymouth £70,000

- No Onward Chain
- One Bedroom Retirement Apartment
- Attractive Communal Gardens
- Second Floor Apartment - lift Access
- Shared Parking At Rear
- Close To Seafront & Bus/Train Links



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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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Offered with no onward chain is this well presented one bedroom retirement apartment ideally positioned within walking distance of Weymouth Town Centre, amenities and transport links. Well maintained throughout, the property offers a spacious lounge/diner, modern kitchen, one double bedroom, a contemporary shower room, external storage, communal gardens and first-come-first-served parking.

Entry to the building is via a secure communal door with fob access. A lift and stairs serve all floors, with this apartment located on the second floor. Adjacent to the front door is a private external storage cupboard housing the electric meters.

Inside, the welcoming hallway provides access to all principal rooms and including useful storage cupboard. The generous lounge/diner offers ample space for both living and dining furniture, featuring front-aspect bay window that beautifully illuminates the living space. A door leads through to the kitchen which has a range of fitted cabinetry and space for a range of appliances.

Bedroom one is a comfortable double with a built-in wardrobe and front-aspect window.

The shower room includes a walk-in shower, vanity basin with storage, W.C, extractor fan and decorative tiling. Several rooms are fitted with 24-hour careline pull cords.

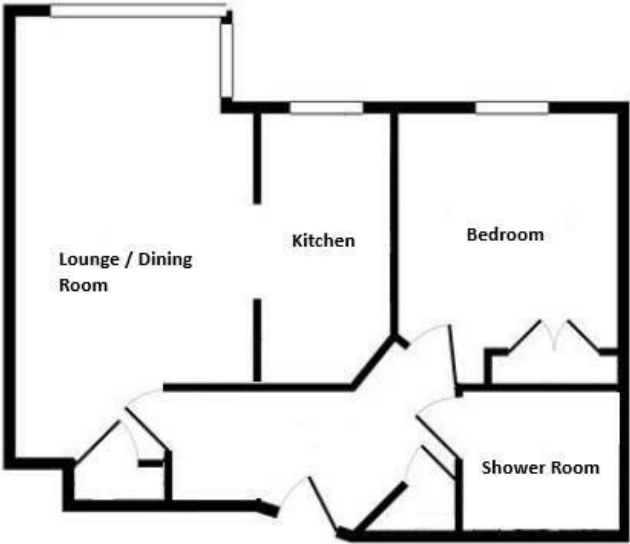
To the rear of the building are well-maintained communal gardens, mainly laid to lawn with patio seating areas for residents to enjoy. Communal parking is available on a first-come-first-served basis. Residents also benefit from access to a communal lounge and events.

The apartment is superbly located just a short stroll from Weymouth Town Centre and the beach. Everyday amenities—including a chemist, dentist, doctors' surgery and convenience store—are moments away. Greenhill Gardens is close by, and there is a regular bus service to Dorchester.

- Kitchen 11'3" x 5'6" (3.43 x 1.69)
- Lounge/Diner 18'7" max x 10'0" max (5.67 max x 3.07 max)
- Bedroom 11'8" x 9'3" (3.56 x 2.84)
- Shower Room 6'7" x 5'9" (2.03 x 1.76)

Lease & Maintenance Information
The vendor informs us that there is a remaining lease of 58 years, the service charge is £253 pcm which includes the ground rent, pets are allowed but not replaced, no holiday letting permitted, over 55's only.

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		
	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.