



Instinct Guides You



Chelmsford Street, Weymouth Offers In Excess Of £100,000

- First Floor Apartment
- Close To Town Centre & Beachfront
- Allocated Parking
- Transport Links Nearby
- Storage Cupboard
- One Bedroom



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



We are pleased to present this one-bedroom first-floor apartment, offered with no onward chain and positioned just a short stroll from Weymouth's award-winning sandy beach and bustling town centre. The property enjoys an enviable location with excellent access to local amenities and transport links.

Set within The Carriages—a popular, purpose-built development located only a couple of roads back from the Georgian Esplanade—the apartment is approached via a communal entrance with stairs rising to the first floor. Inside, a hallway leads through the accommodation.

To the left is a useful storage cupboard, while on the right sits the double bedroom, a bright space that benefits from morning sun and comfortably accommodates a range of furnishings.

Further along the hallway, the bathroom is well-proportioned and fitted with a bath and shower over, wash-hand basin and WC.

At the rear of the property, the living room enjoys a pleasant outlook and excellent natural light thanks to a large window, creating an inviting space to relax. The adjoining kitchen offers a selection of wall and base units along with space for essential appliances.

Externally, the development provides a communal car park to the rear, offering ample parking for residents.

Room Dimensions

Lounge / Diner 13'8" x 10'2" (4.19m x 3.10m)

Kitchen 9'5" x 6'9" (2.89m x 2.07m)

Bedroom 10'4" x 9'10" (3.17m x 3.01)

Lease & Maintenance Information

The vendor informs us the lease has 79 years remaining, the ground rent is £70 per year broken into two payemts of £35 paid in March and September, the service charge is approx £1200 per year paid in two installments of £550 each.

We reccomend these details are checked by a solicitor before incurring costs.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.