Instinct Guides You



Rylands Lane, Weymouth, DT4 9QA
£200,000

- Modern Ground Floor Apartment
- Southerly Balcony
- Two Double Bedrooms
- Ensuite
- Allocated Parking
- Some Views Of Portland Harbour
- Regular Bus Route Nearby
- Communal Gardens







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

The Property Ombudsman

Situated in the popular Wyke Regis area of Weymouth, this well presented ground floor apartment offers two double bedrooms, a modern ensuite shower room, allocated parking and a southerly facing balcony enjoying an attractive outlook over the communal gardens whilst enjoying some views towards Portland Harbour. The property benefits from spacious accommodation and a convenient location within easy reach of local amenities, coastal walks and Weymouth town centre.

The accommodation is accessed via an entrance hall which provides access to the principal rooms. The spacious lounge/diner is a particularly appealing feature of the property, offering ample room for both comfortable seating and dining furniture. Glazed doors open directly onto the southerly facing balcony, providing an ideal space to sit and enjoy the outlook towards the surrounding greenery and glimpses of Portland Harbour.

The kitchen is open plan to the lounge/diner, creating a sociable living space. It is fitted with a range of wood effect wall and base units, contrasting work surfaces, tiled splashbacks and integrated cooking appliances, with additional space for further appliances.

There are two well proportioned double bedrooms, both enjoying pleasant natural light. Bedroom one benefits from fitted wardrobes providing useful storage and access to a private modern ensuite shower room, complete with a shower enclosure, wash hand basin and WC. Bedroom two offers flexibility for use as a guest bedroom or home office if required.

Completing the internal accommodation is a separate family bathroom fitted with a panelled bath, wash hand basin and WC.

Externally, the southerly facing balcony provides a lovely extension of the living accommodation, with an elevated outlook across the surrounding area and some views towards Portland Harbour. The property also benefits from allocated parking.

Conveniently positioned for access to the amenities of Wyke Regis, with nearby coastal walks and Weymouth's picturesque harbour, beaches and town centre all within easy reach.

Lounge/Diner 14'6" x 12'0" (4.42 x 3.67)

Kitchen Area 10'11" x 5'11" (3.34 x 1.82)

Bedroom One 11'1" x 9'4" (3.38 x 2.87)

Ensuite

Bedroom Two 10'1" x 9'1" (3.09 x 2.77)

Bathroom

Lease & Maintenance Information
The vendors informs us that there is a 125 year lease which commenced 2006, service charge is £1704 per annum, ground rent is £535 per annum, pets are not allowed and letting is permitted but no holiday letting.

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







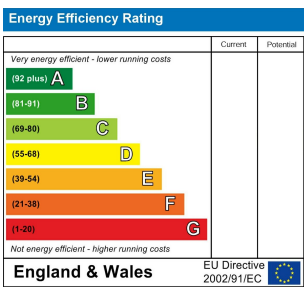


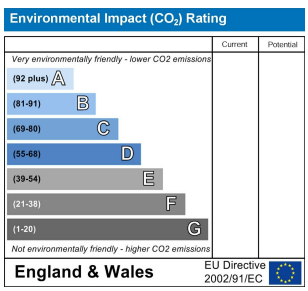





Balcony
Bedroom One
Bedroom Two
Lounge/Diner
Ensuite
Bathroom
Kitchen


Weymouth
LANEHOUSE
RODWELL
Buxton Rd
WYKE REGIS
Portland Rd
Google
Map data ©2026 Google


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 (CO2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC