



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 )**

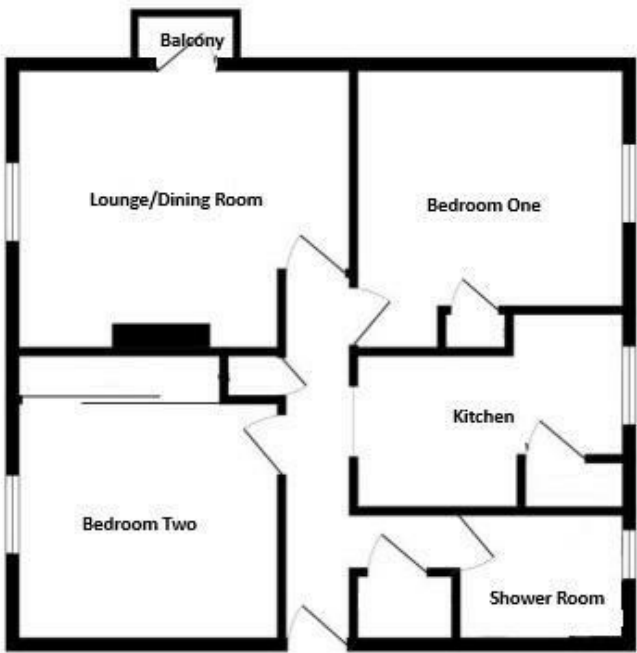
**Bedroom One 12’0" max x 11’7" (3.68 max x 3.54)**

**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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | 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.