



Instinct Guides You



## Beverley Road, Weymouth £90,000

- No Onward Chain
- One Bedroom
- 125 Year Lease Upon Completion
- Close To Bus Route
- Surgery & Amenities Nearby
- Close To Beautiful Country Walks



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





Offered with no onward chain, this one bedroom apartment boasts a convenient location close to a frequent bus route and shops.

At the heart of the home is the generous lounge, offering versatile layout options and a sunny aspect, which beautifully illuminates the space. Adjacent is the kitchen, fitted with a range of units and providing space for white goods.

The bathroom is centrally located and features a bath with a shower overhead, a hand basin, and a WC, all set against stylish contemporary tiling.

Bedroom one completes the accommodation and is a well proportioned room spacious enough for a range of bedroom furnishings.

### Room Dimensions

Bedroom 12'5" x 9'5" (3.81 x 2.88)

Living Room 13'4" x 12'5" (4.07 x 3.81)

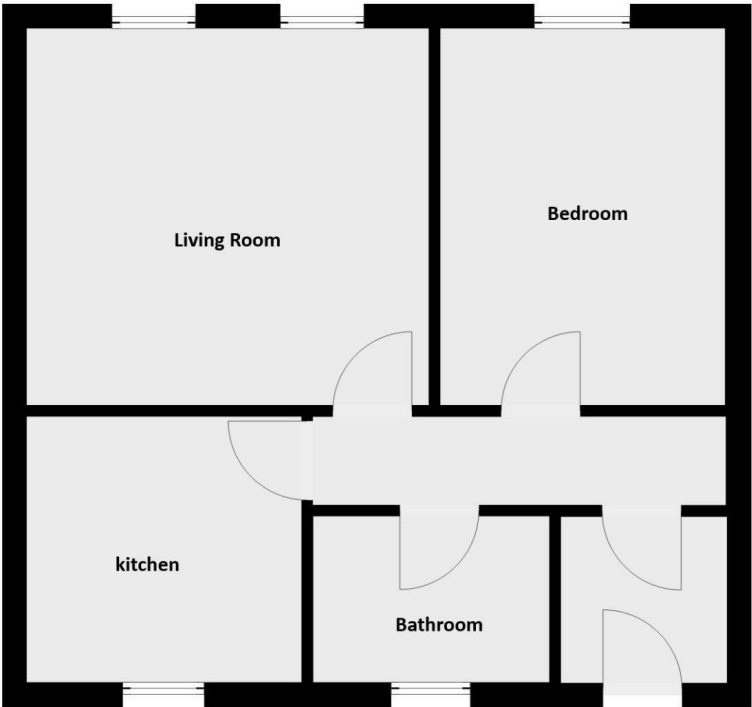
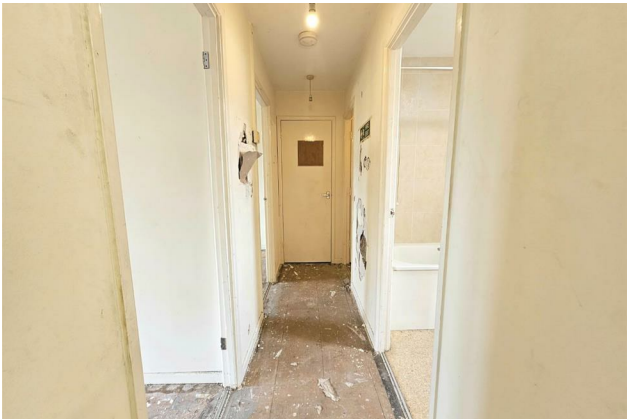
Kitchen 9'1" x 8'9" (2.78 x 2.69)

Bathroom 7'10" x 5'6" (2.39 x 1.68)

### Lease & Maintenance Information

The vendor informs us the property will be purchased with a new 125 year lease, the ground rent will be a peppercorn charge & the service charge is to be confirmed.

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



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