



Instinct Guides You



Lower St. Alban Street, Weymouth £140,000

- No Onward Chain
- Large Double Bedroom
- First Floor Apartment
- Town Centre Position
- Lift Access
- Close To Vibrant Harbour & Beach Front
- Open Plan Kitchen / Living Area
- Large Store Cupboard
- Long Lease 181 Years Remaining
- Close To Transport Links



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 and situated in a modern residential development in the heart of Weymouth town centre, this well-proportioned one-bedroom first-floor flat offers ideal coastal living just a short walk from the iconic harbour and sandy beach.

The property opens into an entrance hallway featuring a convenient built-in storage cupboard. Moving through, the spacious open-plan kitchen and living area is bathed in natural light thanks to floor-to-ceiling windows with a Juliette balcony. The kitchen section features warm wooden cabinetry, dark stone-effect worktops, tiled flooring, and designated space for laundry appliances, seamlessly transitioning into a cozy carpeted lounge area.

The bedroom is a generous double room with comfortable plush carpeting, neutral walls, and a large sliding door with a glass balcony guard that floods the room with daylight. Completing the flat is a fully tiled modern bathroom fitted with a white three-piece suite, including a bath with an overhead shower and glass screen, a heated towel rail, and a stylish band of deep-red accent tiles.

Combining a prime location near local amenities and transport links with a practical, low-maintenance interior, this flat is perfectly suited for first-time buyers, investors, or those seeking a seaside getaway.

Bedroom 16'4" x 9'1" (4.99 x 2.78)

Bathroom 6'10" max x 6'5" max (2.10 max x 1.96 max)

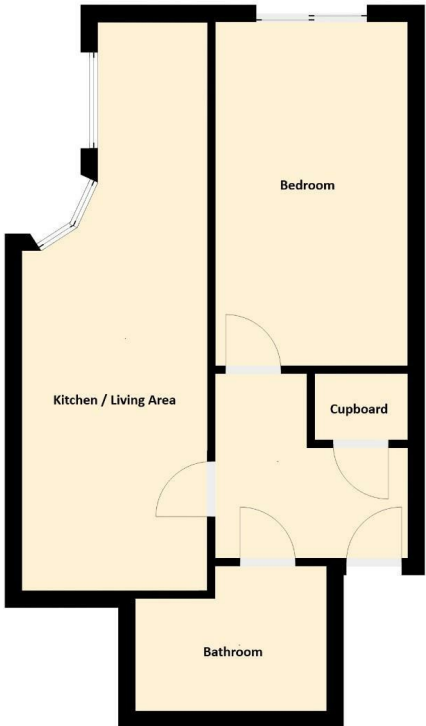
Store Cupboard 4'4" x 3'1" (1.34 x 0.96)

Kitchen / Living Area 27'0" max x 8'9" max (8.25 max x 2.68 max)

Lease & Maintenance Information

The vendor informs us the property has a remaining lease of 181 years, the service charge is approx £187.77pcm, holiday lettings and pets are not permitted.

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



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.