

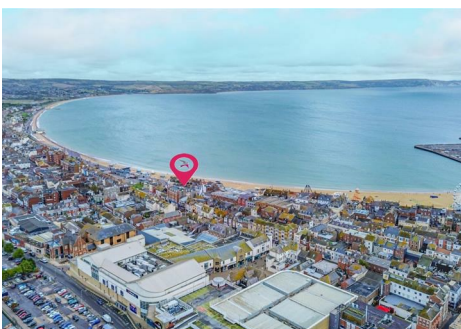


Instinct Guides You



St. Mary Street, Weymouth £110,000

- Stones Throw Away From The Seafront
- Immaculately Presented Throughout
- Some Sea Views
- Close To All Town Centre Amenities
- Train & Bus Links Nearby
- Long Lease Of 118 Years Remaining



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.

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Wilson Tominey are delighted to offer this well-presented ONE BEDROOM TOP FLOOR FLAT, ideally positioned in the HEART OF WEYMOUTH TOWN CENTRE, just seconds from a fantastic range of shops, cafes, restaurants and the beautiful sandy beach. The property offers bright and well-proportioned accommodation, including a spacious lounge/dining room, a modern fitted kitchen and a contemporary shower room, making it an ideal first-time purchase, seaside retreat or investment opportunity.

The accommodation centres around a generous lounge/dining room, providing ample space for both relaxing and entertaining. The separate kitchen is fitted with a range of modern units, work surfaces and integrated cooking appliances, alongside space for additional appliances.

The double bedroom is positioned beneath the sloping roofline, creating a characterful space with natural light from the roof window. The contemporary shower room is fitted with a walk-in shower enclosure, wash hand basin with vanity storage and a WC.

Situated in an exceptionally convenient town centre location, the property is perfectly placed for enjoying everything Weymouth has to offer, with the picturesque harbour, seafront and award-winning sandy beach all within easy reach.

Room Dimensions

Lounge/ Dining Room 17'1" x 13'1" (5.21 x 4.01)

Bedroom 12'1" x 9'0" (3.7 x 2.75)

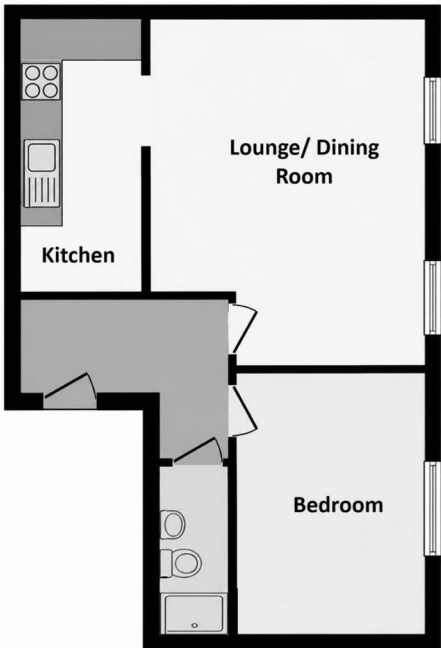
Kitchen 13'8" x 5'8" (4.17 x 1.75)

Bathroom 8'0" x 3'3" (2.45 x 1.01)

Lease & Maintenance Information

The vendor informs us the property has a remaing lease of 118 years with a yearly service charge of approx £280 and a ground rent of £100pa, holiday lettings and pets are forbidden.

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.