



Instinct Guides You



Kirtleton Avenue, Weymouth £170,000

- Beautifully Presented Throughout
- Allocated Parking Space
- Attractive Communal Garden
- Flooring Installed August 2026
- Open Plan Lounge/Dining Room
- Private Entrance
- Close To Amenities
- Ground Floor Apartment
- Two Double Bedrooms
- Boiler Installed in 2023



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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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Wilson Tominey are delighted to present this well presented, purpose-built ground floor apartment with private entrance, ideally positioned within easy walking distance of Weymouth's award-winning sandy beach and vibrant town centre. Well maintained throughout, the property offers two double bedrooms, a front-aspect lounge, modern fitted kitchen, family bathroom. Externally, there is an allocated parking space and a well-kept communal rear garden.

Access is via the apartment's private front door, opening into a deceptively spacious and bright lounge. The room is well proportioned and offers space for a range of furniture and versatility in layout. From here, doors lead to the kitchen, both double bedrooms and the bathroom. The kitchen has a range of fitted cabinetry including an integrated slimline dishwasher and space for a fridge/freezer and enjoys views over the communal car park.

Both bedrooms are rear-aspect doubles overlooking the communal garden. Bedroom one enjoys the added benefit of sliding patio doors, providing direct access to the garden and enhancing the sense of space and natural light.

The shower room has been remodelled by the owner and comprises a shower cubicle, hand basin and w.c set against modern decorative panneling. In addition a worktop provides storage and space for an under counter washing machine.

Externally, the apartment benefits from an allocated parking space to the front of the building closest to the apartment. The communal rear garden is attractively presented with a patio, large lawn and bordered by some mature tree's.

The apartment is well connected with Weymouths beautiful seafront, shops and tranport links all within close proximity.



Room Dimensions

Lounge/Diner 15'1" max x 11'8" max (4.60 max x 3.56 max)

Kitchen 11'1" x 4'10" (3.39 x 1.49)

Shower Room 7'10" x 6'2" (2.40 x 1.88)

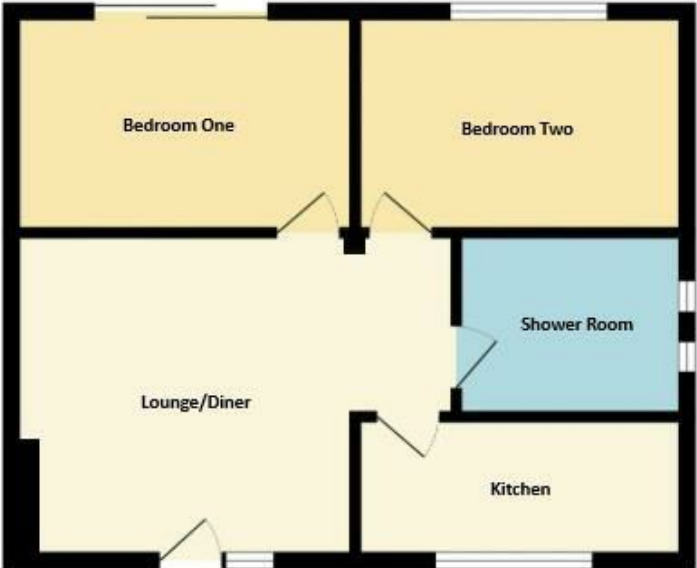
Bedroom One 11'6" x 7'5" (3.52 x 2.27)

Bedroom Two 11'1" x 7'5" (3.38 x 2.27)

Lease and Maintenance

The vendor informs us the property has a 1/9th share of the free hold with a remaining lease of 958 years, the service charge is approx £112.50 pcm, pets are considered upon request however holiday lets are forbidden.

We recommend 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.