



Instinct Guides You



Chelmsford Street, Weymouth Offers In Excess Of £100,000

- First Floor Apartment
- Close To Town Centre & Beachfront
- Allocated Parking
- Transport Links Nearby
- Storage Cupboard
- One Bedroom



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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 pleased to present this one-bedroom first-floor apartment, offered with no onward chain and positioned just a short stroll from Weymouth's award-winning sandy beach and bustling town centre. The property enjoys an enviable location with excellent access to local amenities and transport links.

Set within The Carriages—a popular, purpose-built development located only a couple of roads back from the Georgian Esplanade—the apartment is approached via a communal entrance with stairs rising to the first floor. Inside, a hallway leads through the accommodation.

To the left is a useful storage cupboard, while on the right sits the double bedroom, a bright space that benefits from morning sun and comfortably accommodates a range of furnishings.

Further along the hallway, the bathroom is well-proportioned and fitted with a bath and shower over, wash-hand basin and WC.

At the rear of the property, the living room enjoys a pleasant outlook and excellent natural light thanks to a large window, creating an inviting space to relax. The adjoining kitchen offers a selection of wall and base units along with space for essential appliances.

Externally, the development provides a communal car park to the rear, offering ample parking for residents.

Room Dimensions

Lounge / Diner 13'8" x 10'2" (4.19m x 3.10m)

Kitchen 9'5" x 6'9" (2.89m x 2.07m)

Bedroom 10'4" x 9'10" (3.17m x 3.01)

Lease & Maintenance Information

The vendor informs us the lease has 79 years remaining, the ground rent is £70 per year broken into two payemts of £35 paid in March and September, the service charge is approx £1200 per year paid in two installments of £550 each.

We reccomend 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.