Instinct Guides You

Ricketts Close, Weymouth
£270,000

- No Onward Chain
- Large Period Apartment
- Ground Floor
- Allocated Parking
- Level Access Shower Room
- Two Bedrooms
- Ensuite
- Kitchen/Breakfast Room
- Level Walk To Beach

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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The Property Ombudsman

A spacious ground floor character apartment with allocated parking and no onward chain, situated in the popular area of Lodmoor approximately a 500 yard stroll from Weymouth's picturesque beach and Greenhill Gardens. Weymouth Town Centre is a level walk along the Georgian esplanade with further access to local amenities, transport links and a bus route. Set within an attractive period building, the property offers generous accommodation including a substantial lounge diner, fitted kitchen/breakfast room, two bedrooms with an en-suite to the principal bedroom and a further bathroom, combining character features, high with spacious living throughout.

The apartment is accessed via a communal entrance leading into the private hallway with doors to all principal rooms. The impressive lounge diner is a particular feature of the property, offering an excellent amount of space for both seating and dining areas along with large arched windows allowing plenty of natural light into the room. A feature fireplace creates a focal point within the living area.

The kitchen is fitted with a range of matching wall and base units with work surfaces over and space for appliances, whilst a large window provides a pleasant outlook and further natural light along with space for a breakfast table.

The principal bedroom is a generous double room benefitting from an en-suite shower room comprising a shower cubicle, wash hand basin and WC. The second bedroom is also is well proportioned and includes fitted wardrobes.

Completing the accommodation is the modern main bathroom/wet room fitted with a large walk in shower enclosure with glass screen, wash hand basin and WC.

Externally the property benefits from allocated parking and attractive communal surroundings.

Room Dimensions

Lounge 25'3" x 14'9" (7.71 x 4.51)

Kitchen/Breakfast Room 14'8" x 10'9" (4.49 x 3.28)

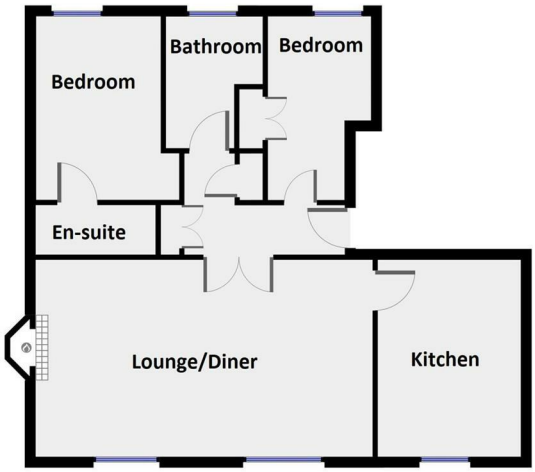
Bedroom One 13'10" x 9'6" plus door recess (4.24 x 2.92 plus door recess)

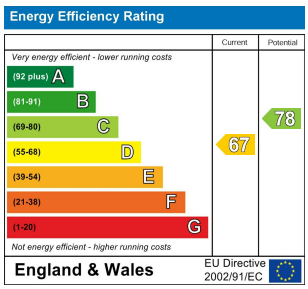
Bedroom Two 13'11" x 7'8" max (4.25 x 2.36 max)

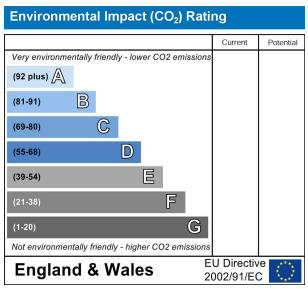
Lease & Maintenance Information

The vendor informs us that there is a share of freehold with a 125 year lease, the service charge is £2868 per annum paid monthly, letting is permitted, no holiday letting or pets are allowed.

We recommend this information be verified by your solicitor before incurring any costs.







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.