



Instinct Guides You



Essex Road, Weymouth £150,000

- No Onward Chain
- Two Bedrooms
- Ground Floor Apartment
- Moments From Harbour
- Spacious Accommodation
- 999 Year Lease



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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 delighted to present to the market this SPACIOUS ONE/TWO-BEDROOM Maisonette being conveniently situated close to the picturesque town of Weymouth and it's award-winning BEACH offered with NO ONWARD CHAIN!

Entering the property, you are greeted by the spacious accommodation with the hallway extending to all rooms. The lounge/principal bedroom is positioned to the front of the property, this is a well proportioned room, benefitting from a large bay window allowing copious amounts of light to enter along with a feature fireplace adding a focal point to the room. Bedroom one/two is a again a great sized room, with ample space for bed and additional furnishings. Continuing through the property, the bathroom is located next to the bedroom, comprising bath, w/c, wash hand basin and selective tiling.

The lounge/dining room is located to the rear of the property which flows into the kitchen providing a social space to entertain while preparing meals. The kitchen has a selection of eye and base level units with space for appliances whilst a rear porch provides access to the rear.

To the front is a small garden with shrub borders finished with a miniature wall surrounding.

Room Dimensions

Bedroom One 17'1" max x 10'9" max (5.23m max x 3.28m max)

Bedroom Two 14'6" max x 10'6" (4.43m max x 3.22m)

Lounge/Diner 12'9" x 10'9" (3.90m x 3.29m)

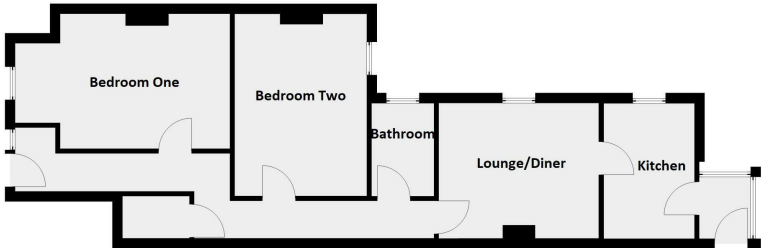
Kitchen 10'9" max x 7'3" max (3.29m max x 2.21m max)

Bathroom

Lease & Maintenance Information

The vendor informs us that there is a 999 year lease which commenced 1979 with this flat paying a 40% share of the maintenance on an as and when basis with the upper flat paying the remaining 60%.

(These details should be checked by your solicitor before incurring any expenditure to clarify accuracy)



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.