



Instinct Guides You



Dorchester Road, Weymouth 40% Shared ownership £88,000

- Beautifully Presented Throughout
- Two Double Bedrooms
- 40% Shared Ownership Property
- Open Plan Kitchen/Living Space
- Close To Schools, Bus Route & Amenities
- Large Hallway Cupboard
- Central Lodmoor Location
- First Floor Apartment With Lift Access



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.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Wilson Tominey are delighted to offer this beautifully presented 40% SHARED OWNERSHIP apartment, ideally positioned within the popular and convenient location of Lodmoor. This two double bedroom first floor apartment offers well-proportioned accommodation an impressive open-plan kitchen/living area & spacious bathroom.

The apartment is accessed via a communal entrance, with both stairs and lift access leading to the first floor. The entrance hall provides access to all principal rooms, together with useful storage and a modern bathroom.

The impressive open-plan kitchen/living area forms the heart of the home. The kitchen is fitted with a good range of cabinetry, work surfaces and integrated appliances, along with space for a small dining table. The living area enjoys a bright dual aspect, providing plenty of room for a range of furniture, while the feature bay window adds character and allows an abundance of natural light.

There are two double bedrooms, both offering good proportions and flexibility for a range of furniture. Bedroom one benefits from ample built-in storage, while bedroom two provides a comfortable second double bedroom.

The accommodation is completed by a modern bathroom fitted with a bath with shower over, hand basin and W.C set against modern white tiling.

The building benefits from a secure intercom entry system and well maintained communal areas. Externally there are communal grounds. Offered on a 40% shared ownership basis, the property represents an excellent opportunity.

Kitchen/Living Area 21'9" x 9'4" + bay (6.65 x 2.85 + bay)

Bedroom One 10'7" x 9'9" (3.23 x 2.98)

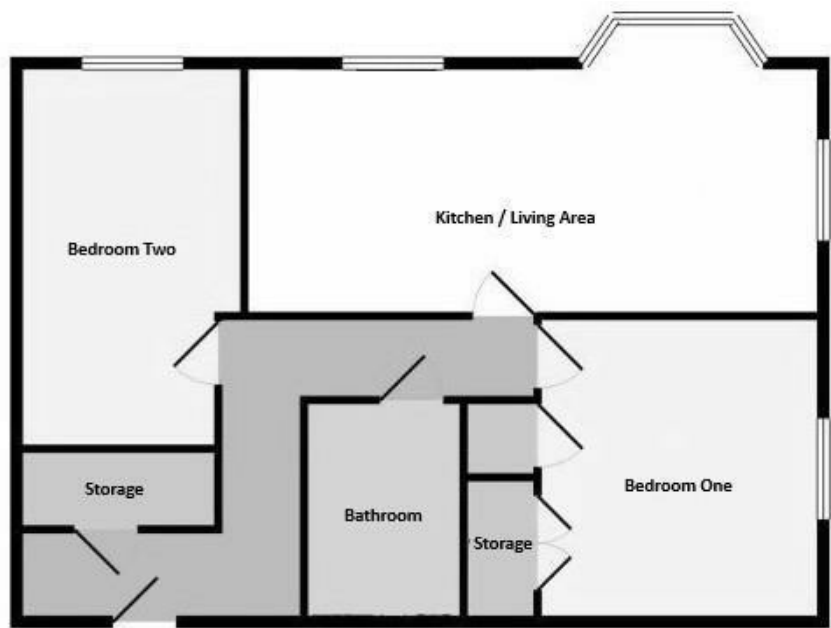
Bedroom Two 14'6" x 8'3" max (4.44 x 2.54 max)

Bathroom 6'9" x 6'8" (2.06 x 2.04)

Lease & Maintenance Information

The vendor informs us there is a remaining lease length of 115 years, there is a £556 monthly service charge payable, letting is permitted, no holiday letting or pets are permitted.

Please ensure these details are verified by your solicitor before incurring any further 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.