



Instinct Guides You



Dorchester Road, Weymouth Guide Price £180,000

- Beautifully Presented Throughout
- Walking Distance To Upwey Train Station
- Attractive Communal Gardens
- Two Double Bedrooms
- Close To Bus Route & Amenities
- Modern Kitchen & Shower Room
- Beautiful Country Walks Nearby
- First Floor Apartment



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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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A beautifully presented two-bedroom apartment featuring a modern kitchen/breakfast room, allocated parking and attractive communal gardens, offered for sale with no onward chain in the sought-after area of Old Broadway.

Set within the charming Caerleon Court — an attractive building comprising just five apartments — this spacious home offers well-designed accommodation with a bright and welcoming feel throughout.

Upon entering, you are greeted by a stylish kitchen/breakfast room and a central hallway with security entry system and skylight, creating an immediate sense of space and light. The kitchen is fitted with modern wall and base units, built-in oven, inset hob and extractor hood, along with space for essential appliances.

The recently fitted bathroom sits just beyond the kitchen and features contemporary patterned tiling, giving the room a fresh, modern finish. Opposite, the generous lounge/diner enjoys dual-aspect windows that flood the space with natural light and provide ample room for both seating and formal dining.

The main bedroom is a spacious double with dual-aspect windows and plenty of room for additional furniture. The second bedroom is also a comfortable double, offering flexible use for guests, a home office or additional living space.

Externally, residents benefit from well-maintained communal garden with a large lawn bordered by flower beds providing a peaceful outdoor setting. The property also includes an allocated parking space.

Living Room 17'9" x 11'2" (5.421 x 3.42)

Kitchen 11'1" x 7'11" (3.40 x 2.43)

Shower Room 6'11" x 6'11" (2.12 x 2.11)

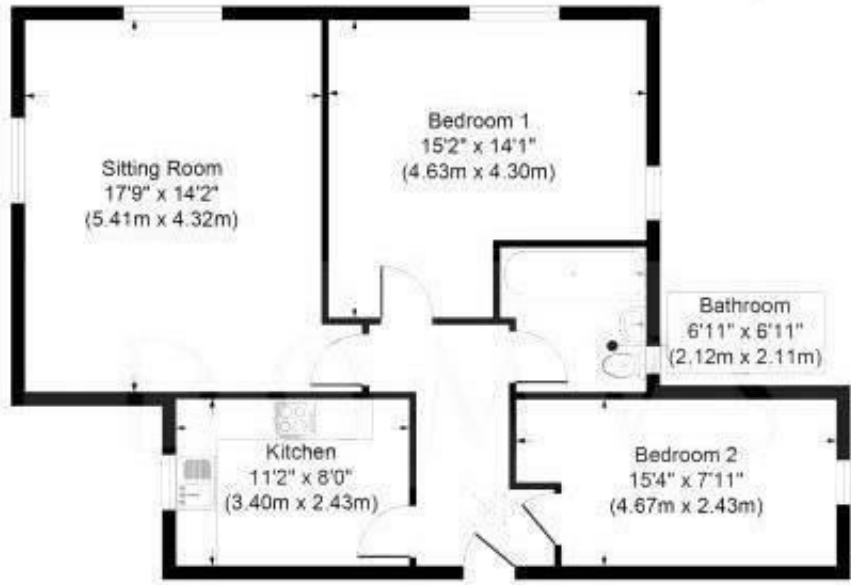
Bedroom One 15'2" max x 14'1" (4.63 max x 4.30)

Bedroom Two 15'3" x 7'11" (4.67 x 2.43)

Lease & Maintenance Information

The vendor informs us that there is a 999 year lease which commenced in 2004, the service charge is approx £850 p.a which includes buildings insurance, the property can be let on a shorthold tenancy basis but no for holiday lets.

We advise these details are confirmed by your solicitor before any additional expense is incurred.



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.