



Instinct Guides You



## Franklin Close, Weymouth £170,000

- Private Southerly Aspect Garden
- Two Double Bedrooms
- Allocated Parking
- Cul-De-Sac Position
- Close To Bus Routes & Amenities
- Modern Fitted Kitchen & Shower Room
- Short Walk To Town Centre
- First Floor Apartment



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



Nestled within a cul-de-sac and just a short distance from Weymouth Town Centre and its wide range of amenities, this excellent ground-floor apartment benefits from a private garden, communal parking and is offered with no onward chain.

The property opens into a well-proportioned hallway, giving access to all principal rooms. Bedroom one sits to the right and provides generous space for a double bed and furniture, complemented by a large window that draws in natural light. Bedroom two is an additional double room.

The spacious living room forms the heart of the home — a bright, inviting space perfect for relaxing evenings or entertaining guests. A useful storage cupboard is positioned at the end of the hallway, offering a discreet spot for everyday essentials.

To the opposite side of the apartment sits the kitchen and bathroom. The kitchen has been recently modernised too include a range of modern fitted cabinetry, good worktop space, built in oven and hob and room for appliances. The Shower room completes the accommodation and echoing the kitchen has been recently updated. It comprises a large step in shower with decorative feature tiling, sink and W.C.

Outside, the property enjoys a private, southerly-facing rear garden — a rare and valuable feature for an apartment. A communal car park is located opposite the block, providing ample parking for residents and visitors with the property enjoying one allocated space.



**Living Room 12'11" x 10'11" (3.96 x 3.35 )**

**Kitchen 8'7" x 7'0" (2.63 x 2.14)**

**Shower Room 8'0" x 5'1" (2.46 x 1.56)**

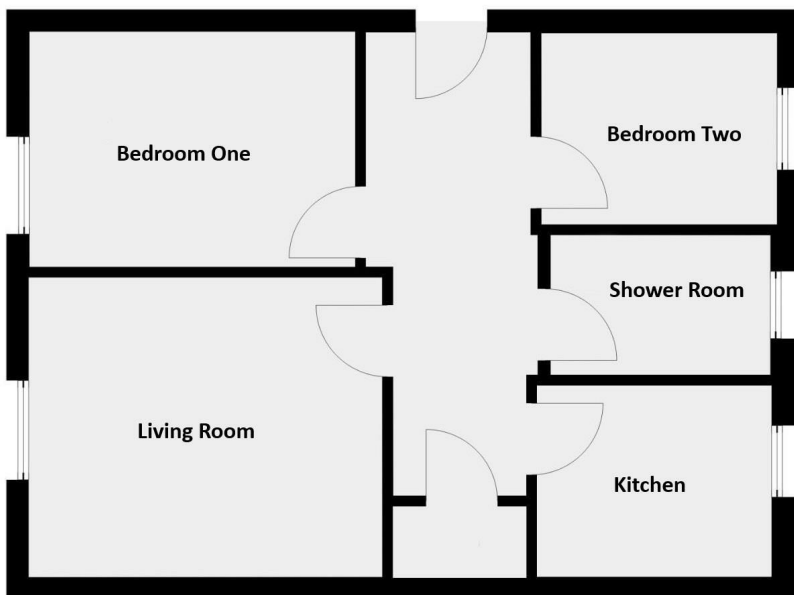
**Bedroom One 11'11" x 8'7" (3.65 x 2.63)**

**Bedroom Two 8'7" x 7'0" (2.64 x 2.14)**

**Lease & Maintenance Information**

The vendor informs us the lease has 101 years remaining, ground rent is £10 per annum with a service charge of £86pcm and is reviewed annually, pets are allowed, residential lets are allowed however holiday lettings are not permitted. The ground rent is subject to change within the length of the lease.

We recommend 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.