



Instinct Guides You



Alexandra Road, Weymouth £180,000

- Garage
- Lift Access, First Floor Apartment
- Two Double Bedrooms
- Close To Lodmoor Hill Amenities
- No Onward Chain
- Bus Route Nearby
- Large Lounge / Dining Room
- Long Lease 986 Years Remaining



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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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With GARAGE, a spacious two double bedroom apartment, featuring LIFT access to all floors, and a modern kitchen and shower room. Situated in the ever-popular area of Lodmoor, the property enjoys a prime location close to an excellent range of amenities and convenient transport links.

Positioned on the first floor of the block, the apartment is accessible via both lift and stairs. Upon entering, a welcoming hallway leads through the living spaces. Storage is well catered for, with a generous hallway cupboard and built-in wardrobes in both bedrooms.

Bedroom one is a well-proportioned double room with pleasant views across the communal gardens, while bedroom two—located adjacent—is also a sizeable double.

The kitchen is finished to a contemporary standard and offers ample cupboard space, room for white goods, and is equipped with a built-in oven and hob. The shower room continues the modern styling and includes a large shower enclosure, wash basin, and WC.

The heart of the home is undoubtedly the spacious lounge/diner, which benefits from an abundance of natural light and offers versatile space for a variety of furniture arrangements.

Externally, the apartment enjoys a garage located to the rear of the block, accessed via an up-and-over door.

Room Dimensions

Lounge / Diner 19'6" x 11'7" (5.95 x 3.55)

Kitchen 9'10" x 8'4" (3.02 x 2.55)

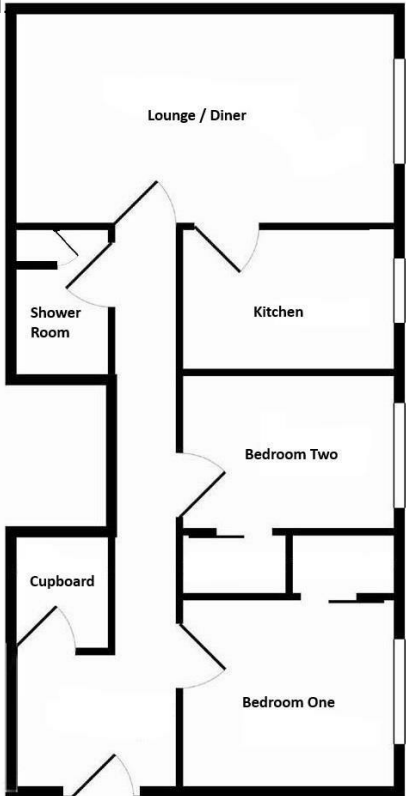
Bedroom One 11'9" x 9'10" (3.60 x 3.00)

Bedroom Two 9'10" x 9'10" (3.0 x 3.0)

Lease & Maintenance Information

The vendor informs us that the lease has 986 years remaining, service charge is £95 per month which includes buildings insurance & window cleaning, no pets or holiday lets are permitted.

Please ensure these details are verified by your solicitor before any further costs are incurred



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.