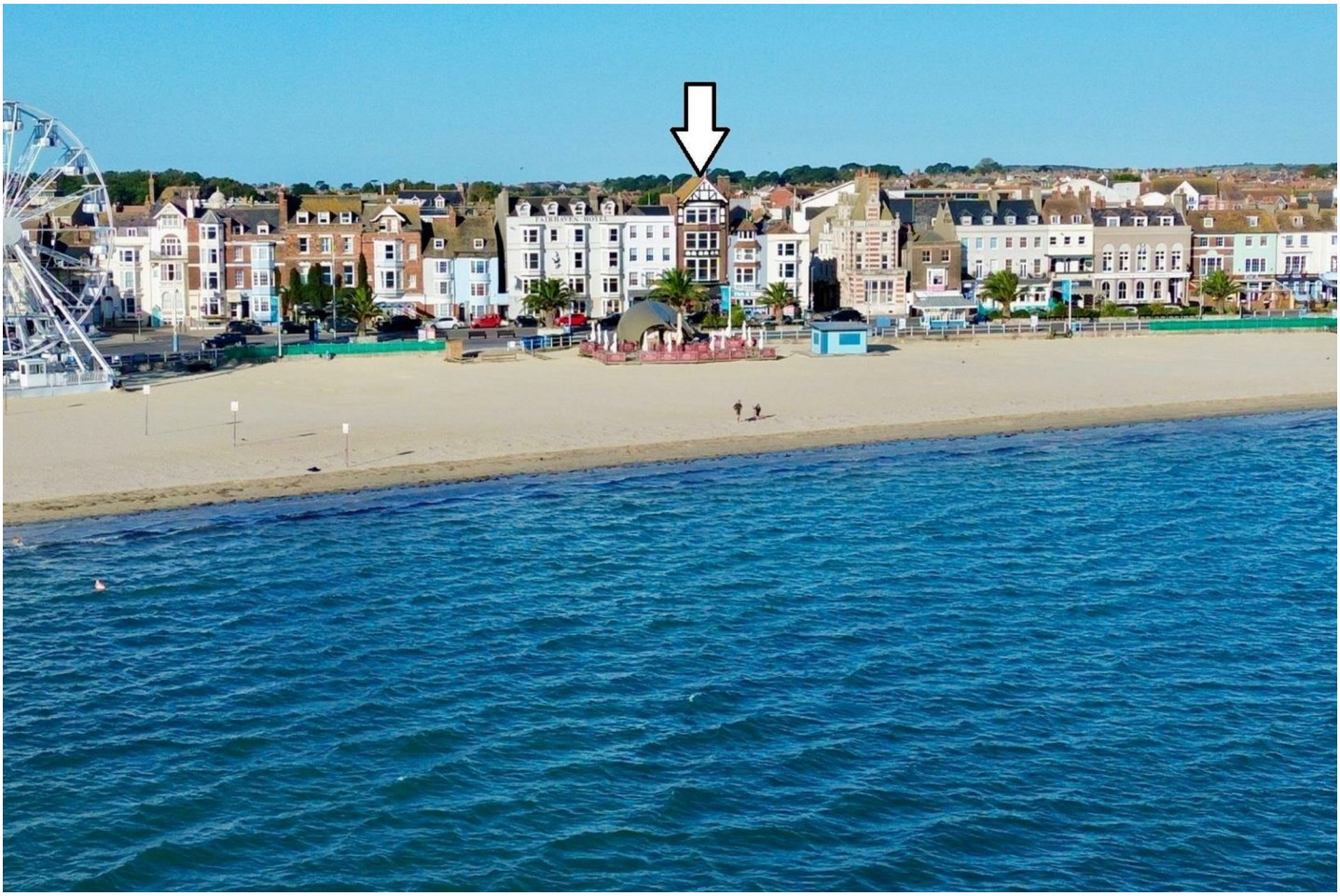
Instinct Guides You



# Bond Street, Weymouth
# £240,000

- Stunning Panoramic Beach Views
- Large Open Plan Apartment
- Current Successful Holiday Let
- No Onward Chain
- Positioned On The Esplanade
- Waters Edge
- Close To Amenities
- Additional Store

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

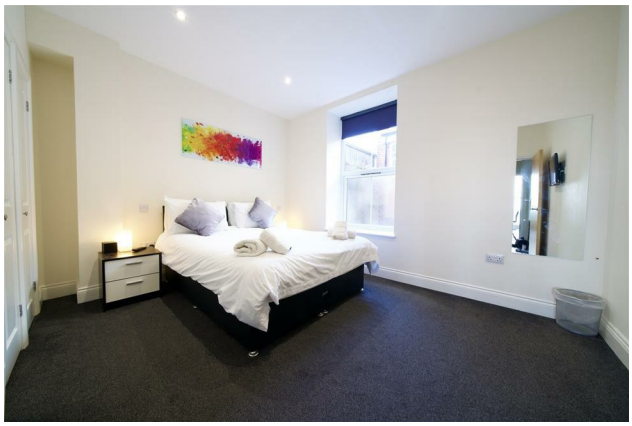
The Property Ombudsman

Located directly on Weymouth's sought-after Esplanade, this first floor apartment offers breathtaking panoramic views across the beach and coastline from a large window framing perfectly the scene. The property has been run as a successful holiday let, presenting an excellent investment opportunity, while also being ideally suited as a seaside retreat. With a spacious open plan lounge and kitchen, modern finishes and one double bedroom, this apartment combines contemporary style with one of the finest seafront positions in the town.

The property is accessed via a communal entrance with a grand staircase leading to the first floor. Stepping into the apartment, the open plan kitchen and lounge immediately impresses with its sense of space and light. Expansive windows frame uninterrupted views over Weymouth Bay and the sandy beach, creating a stunning outlook from both the sitting and dining areas. The kitchen is fitted with a modern range of units and some integrated appliances, designed with ample space for cooking and entertaining while still enjoying the sea views.

The double bedroom is positioned to the rear of the apartment, offering a quieter retreat with neutral décor and a bright atmosphere. The bathroom is centrally located, fitted with a modern suite including shower enclosure, WC and wash basin, complemented by tiled surrounds.

With its generous living space, contemporary styling and truly exceptional seafront setting, this apartment presents a rare chance to secure a home or investment directly on Weymouth's Esplanade, with the beach and town centre quite literally on the doorstep.



## Room Dimensions

**Open Plan Lounge/Kitchen 20'10" x 19'2" max (6.36 x 5.85 max)**

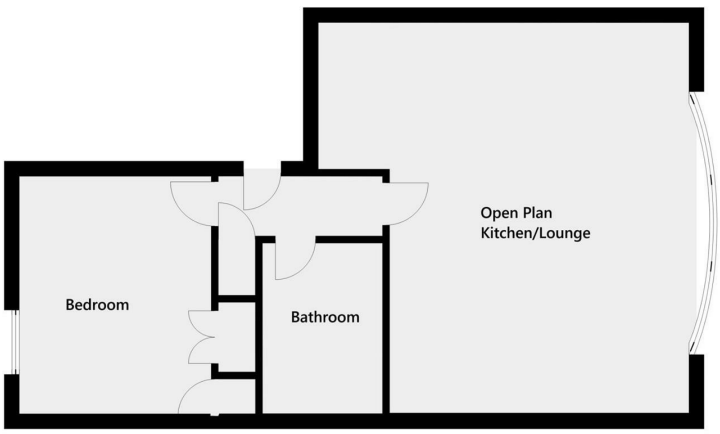
**Bedroom 12'8" x 10'3" (3.87 x 3.13)**

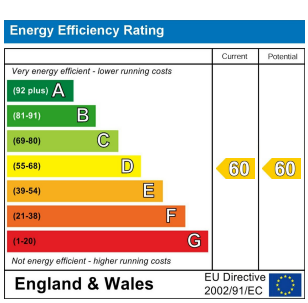
**Bathroom**

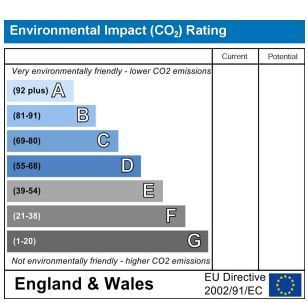
**Lease & Maintenance Information**

The vendor informs us that there is a 175 year lease which commenced in 2018, service charge is £75 per month, ground rent is £25 per annum, letting and holiday letting permitted, pets not allowed.

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




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.