

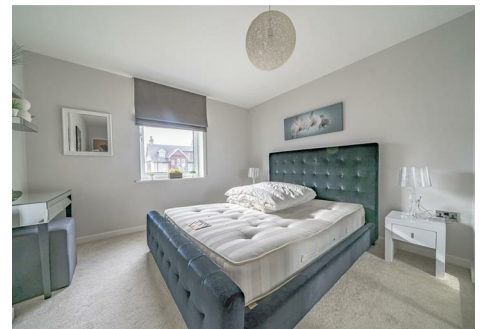


Instinct Guides You



Greenhill, Weymouth £225,000

- Direct Sea Views with Balcony
- Moments From Greenhill Beach
- No Onward Chain
- Secure Underground Parking
- Lift Access
- Immaculately Presented
- Share of Freehold
- Open Plan Living



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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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This stylish one bedroom retreat offers a ringside seat to Weymouth's illustrious bay with striking sea views from the living space and balcony alongside secure underground parking in an architecturally imposing and contemporary block. The home retains stylish open plan living accommodation with lift access to all floors and is presented with no onward chain.

A gated car park sits securely beneath the block, welcoming you into Olympia Heights; This home retains a designated space and several visitor bays tucked into the carpark and also owns a lock-up storage cupboard nearby.

Located on the first floor, a hallway off the communal landing services only this apartment with door into the corridor. The open plan living space dominates the apartment with exemplary proportions amplifying light and space; Patio doors slide through to the balcony with the direct sea views towards Greenhill Beach epitomising seaside living. The kitchen is finished in an attractive contemporary design with ample room throughout the accommodation for dining and relaxation.

Adjacent, a double bedroom further enjoys sea views with integrated storage and room for additional furnishings. The stylish family bathroom completes the apartment alongside a spacious cupboard.

Olympia Heights enjoys communal gardens to the rear with well maintained areas for relaxing and enjoying the sun.

Room Dimensions

Open Plan Living Space 24'7" x 11'11" (7.50m x 3.64m)

Balcony

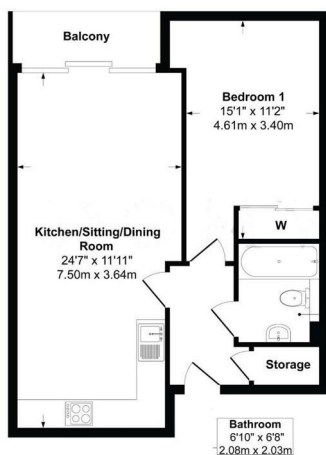
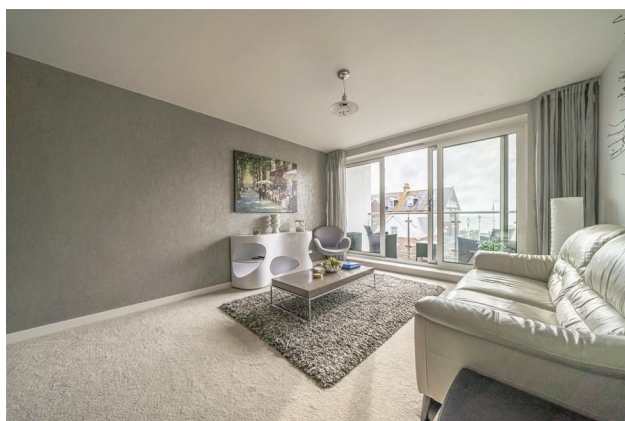
Bedroom 15'1" x 11'1" (4.61m x 3.40m)

Bathroom 6'9" x 6'7" (2.08 x 2.03m)

Lease and Maintenance Information

The vendor informs us that property owns a share of the freehold with approximately £3,000 service charge per annum; The lease has 985 years remaining with residential lettings permitted.

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 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.