



Instinct Guides You



Rylands Lane, Weymouth £190,000

- Generous Ground Floor Apartment
- Well Presented Living Spaces Throughout
- Allocated Parking
- Striking Character Living Area
- Family Bathroom & En-suite
- Close To Amenities
- Regular Bus Route Nearby
- Recently Fitted Double Glazing
- Long Lease 106 Years



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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 no onward chain and its own private entrance, this superb ground-floor apartment offers a bright, contemporary living environment with excellent flow and generous proportions. The home enjoys two double bedroom, family bathroom & en-suite and a striking main living area.

The hub of the home and the standout feature is the expansive living/dining room, where large angular windows and patio doors creates a wonderfully light and uplifting space. The room is large enough for a range of furniture and enjoys versatility in layout. The adjoining kitchen continues the modern theme with ample cabinetry and work surfaces with room for appliances.

A long hallways which includes a storage cupboard runs to the bedrooms. Both bedrooms are comfortable doubles, with the principal bedroom further enhanced by a well-appointed en-suite shower room. A stylish family bathroom completes the interior and comprises a bath, hand basin and W.C.

Outside, the property includes an allocated parking space and access to a neatly maintained communal garden that wraps around part of the building, providing a pleasant green outlook.

Bedroom One 12'10" x 8'8" (3.93 x 2.65)

En-suite 9'3" max x 6'3" max (2.83 max x 1.93 max)

Bedroom Two 12'11" x 8'6" (3.94 x 2.61)

Bathroom 8'8" max x 5'6" max (2.66 max x 1.69 max)

Living/Dining Area 13'9" max x 11'3" max (4.20 max x 3.45 max)

Kitchen 8'10" x 6'2" (2.70 x 1.88)

Lease & Maintenance Information

The vendor informs us the property has a remaining lease of 106 years, the service charge is £1,693 and a yearly ground rent of £389, holiday lettings and pets are forbidden.

We recomened 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.