



Instinct Guides You



Glendinning Avenue, Weymouth £110,000

- Allocated Parking At Rear
- Second Floor Apartment
- Spacious Lounge/Kitchen
- Long Lease 956 Years Remaining
- Moments From Greenhill & Town Centre
- Close To Lodmoor Hill Amenities



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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 well-presented one-bedroom apartment with allocated parking enjoys an enviable position just a short stroll from Greenhill's beautiful seafront and within easy reach of Weymouth's vibrant town centre.

Inside, the property offers well-proportioned accommodation throughout. The bright open-plan living area features two Velux windows that flood the space with natural light, alongside a contemporary kitchen fitted with matching wall and base units, stylish worktops, an integrated fridge, plumbing for a washing machine, and space for a cooker. A useful breakfast bar creates a sociable spot for dining, while a built-in storage cupboard adds welcome practicality.

The double bedroom is accessed from the lounge and benefits from a large rear-facing double-glazed window, providing attractive views across the surrounding area. The modern bathroom comprises a white suite with panelled bath and shower over, pedestal wash hand basin, and WC, complemented by splashback tiling and a Velux window for additional natural light.

Externally, the property enjoys communal gardens to the front and an allocated parking space within the residents' car park to the rear.

Situated in a desirable residential location, the apartment is ideally placed for local shops, amenities, and regular bus routes offering easy access into Weymouth town centre and beyond. With Greenhill Gardens and the beach just a short walk away, this property represents an excellent opportunity for first-time buyers, downsizers, or those seeking a coastal retreat.



Room Dimensions

Open Plan Lounge/Kitchen 17'0" x 11'9" max irregular shape (5.2 x 3.6 max irregular shape)

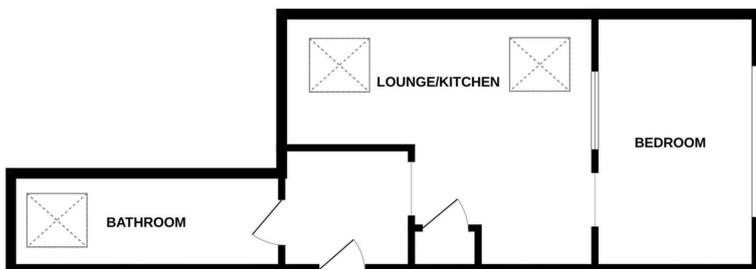
Bedroom 11'9" x 7'10" (3.6 x 2.4)

Bathroom

Lease & Maintenance Information

The vendor informs us the property has a remaining lease of 956 years, there is a service charge of £660pa with a peppercorn ground rent, holiday lettings and pets are forbidden.

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.