



Instinct Guides You



## St. Mary Street, Weymouth £110,000

- Sold with sitting tenant
- Some sea views
- Stones throw to seafront and town amenities
- Close to transport links
- Long lease 118 Years
- Very well presented throughout



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.

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Wilson Tominey are delighted to offer this well presented one bedroom apartment in the heart of Weymouth town centre just a stones throw to its iconic beach and vibrant harbourside. The property boasts a wonderfully bright living space, generous double bedroom and contemporary shower. Offered with a sitting tenant.

The building sits in a desirable position with of wealth of amenities nearby. Inside the property is located on the second floor and accessed via a staircase.

The hubs of the home is the spacious lounge dining room that enjoys a bright dual aspect and plenty of room for a range of furnishings. The space flows beautifully into the kitchen which comprises a range of fitted cabinetry and space for appliances.

The double bedroom retains the roomy sizes and offers ample space for a range of furniture. Adjacent the shower room comprises a shower cubicle, hand basin and w.c set against modern tiling, beautifully finishing the apartment.



**Lounge/Diner 17'0" max x 14'4" max (5.19 max x 4.39 max )**

**Kitchen 13'11" x 5'8" (4.26 x 1.75)**

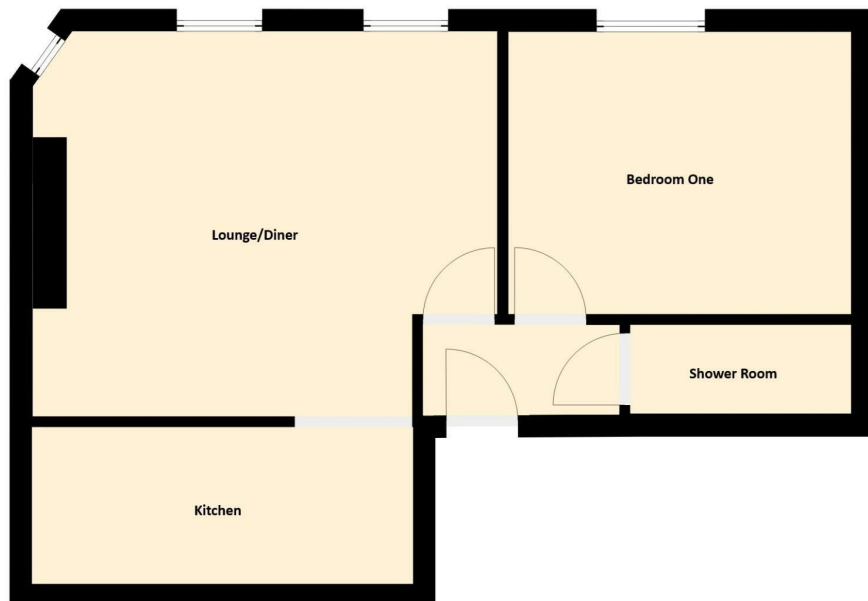
**Bedroom 12'6" x 10'4" (3.83 x 3.15)**

**Shower Room 8'1" x 3'3" (2.47 x 1.00)**

**Lease & Maintenance Information**

The vendor informs us the property has a remaining lease of 118 years with a yearly service charge of approx £450, 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			
		65	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.