



Instinct Guides You



Longcroft Road, Weymouth Offers In Excess Of £150,000

- No Onward Chain
- Two Double Bedrooms
- Owns The Freehold - Long Lease
- Shared Garden At Rear
- Modern Contemporary Bathroom
- Close To Town Centre & Marina
- Amenities Nearby



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



Offered with no onward chain, this spacious two-bedroom ground floor apartment features generous living areas and direct access to a shared garden, the property enjoys a prime location close to local amenities including schools, shops, and a pharmacy. The town centre and the iconic marina and harbourside are also within easy reach.

Inside, the apartment is well-presented throughout. A large double bedroom sits at the front of the property, offering ample space for furnishings. The central living area flows seamlessly into the kitchen, creating an open-plan feel ideal for modern living. The kitchen is fitted with a range of cabinetry and work surfaces, complemented by a large understairs cupboard for added practicality.

The bathroom has been tastefully updated, featuring a bath with shower over, wash hand basin, and WC, all set against a contemporary palette of colours and tiling. The second bedroom, located at the rear, offers excellent versatility — perfect for use as a home office, nursery, or guest room — and enjoys pleasant views over the garden.

The rear garden, shared with the apartment above, benefits from direct level access and a sunny southerly aspect. A patio area provides an ideal space for outdoor entertaining, bordered by fencing and raised flower beds. A gated path leads to Longcroft, offering convenient access for building works or bin storage.

Notably, the property owns the freehold, meaning there are no restrictions on lettings or holiday lets — enhancing its investment potential. The long lease is supported by a flexible service charge arrangement, shared with the upstairs apartment and implemented on an as-needed basis.

Bedroom One 15'3" max x 11'6" max (4.66 max x 3.52 max)

Living Room 12'7" max x 10'1" max (3.84 max x 3.09 max)

Kitchen 9'1" x 8'11" (2.77 x 2.73)

Bathroom 6'4" x 5'10" (1.94 x 1.79)

Bedroom Two 8'5" x 7'10" (2.58 x 2.39)

Lease & Maintenance Information

The vendor informs us the property owns the freehold and has a remaining lease of 964 years, the maintenance of the property is split 50/50 and carried out on an as and when basis, there is a non enforceable ground rent of £25, pets and holiday lettings are 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.