Instinct Guides You

Abbotsbury Road, Weymouth
£140,000

- Spacious Duplex Apartment
- Allocated Parking
- Modern Kitchen/Breakfast Room
- Large Double Bedroom
- Close To Amenities
- Beautifully Presented

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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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The Property Ombudsman

A spacious duplex apartment with allocated parking, positioned within Swallow Court on Abbotsbury Road in Weymouth, offering well proportioned accommodation, a modern kitchen breakfast room and a bright lounge diner. The property is conveniently located for access to local amenities, transport links and the town centre, making it an appealing and practical home.

The apartment is arranged over two floors, with the entrance opening into a hallway with stairs rising to the first floor. On the lower level, the kitchen breakfast room is fitted with a modern range of units and work surfaces, with a selection of integrated appliances including oven, hob, fridge freezer and washing machine and a breakfast bar area creating a sociable setting. To the front, the lounge diner is a generous and light filled room, offering ample space for both seating and dining areas, with large windows allowing natural light to pour in.

Rising to the upper floor, the landing provides access to an exceptionally large double bedroom, a standout feature of the home, offering an impressive amount of space for furnishings and further versatility. This room is complemented by fitted wardrobes, enhancing both practicality and storage while maintaining the sense of openness. The bathroom is fitted with a contemporary suite comprising a bath with shower over, wash hand basin and WC.

Externally, the property benefits from allocated parking, providing convenience and ease for residents.

This well presented duplex apartment offers a great balance of space, style and practicality within a convenient Weymouth location.

Room Dimensions

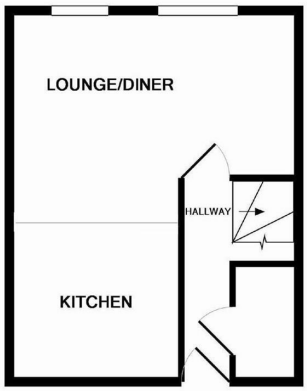
Lounge/Diner 14'9" x 10'7" (4.52m x 3.23m)

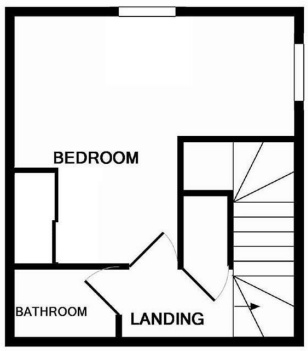
Kitchen/Breakfast Room 10'5" x 8'0" (3.20m x 2.44m)

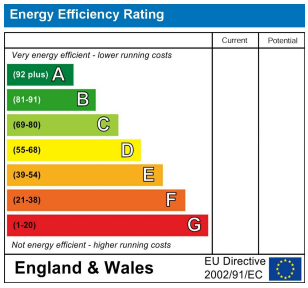
Bedroom 17'7" x 14'11" max (5.38m x 4.55m max)

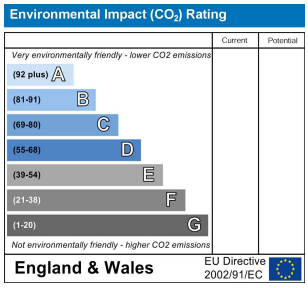
Lease & Maintenance Information

The vendors have informed us that there is a 999 year lease. The maintenance and service charge is £230 per quarter which also includes the ground rent. The property is allowed to be let out on an assured shorthold tenancy but not for holiday lets and no pets are permitted.
We recommend details are verified by your solicitor before incurring any additional costs.









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.