



Instinct Guides You



## Longcroft Road, Weymouth £164,500

- 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



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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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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	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.