



Instinct Guides You



## Buxton Road, Weymouth £270,000

- Stunning Coastal Vista
- Two Generous Double Bedrooms
- Large Kitchen With Beautiful Views
- No Onward Chain
- Long Lease - Share Of Freehold
- Allocated Parking



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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 top-floor apartment enjoys an elevated position with spectacular, far-reaching views across the beautiful coastline and towards the Isle of Portland. The accommodation includes two generous double bedrooms, a substantial kitchen, and allocated parking, all set along Buxton Road in Weymouth. The property is offered with no onward chain.

The building itself is divided into three attractive apartments within a charming period property featuring ornate architectural details. Ascending the staircase to the top floor, you arrive at a bright and airy landing with doors leading to each room.

The kitchen is an impressive size and continues the light, uplifting feel of the home, thanks to a large south-facing window and skylight. It offers a range of fitted cabinetry, space for appliances, and stunning views over the surrounding landscape, with the Isle of Portland forming a striking backdrop to the coastal vista.

The living room is equally generous, commanding the same beautiful outlook. Spacious enough for a variety of furniture arrangements, it provides a wonderful setting for both relaxation and entertaining.

There are two well-proportioned double bedrooms, offering excellent versatility for residents or guests. The bathroom completes the accommodation and features a bath, separate shower cubicle, hand basin, and W.C., all set against contemporary white tiling. Outside, the property benefits from allocated parking for one vehicle

Location – The property enjoys a highly convenient position close to a wide range of amenities. Weymouth town centre and its beautiful sandy beach are within easy reach, while the popular Rodwell Trail is also nearby. Residents benefit from excellent access to local shops, services and transport links.



**Kitchen/Dining Room 14'9" x 13'3" some height restrictions (4.52 x 4.06 some height restrictions )**

**Bathroom 10'10" x 5'10" some height restrictions (3.31 x 1.78 some height restrictions )**

**Living Room 14'10" x 13'9" some height restrictions (4.53 x 4.20 some height restrictions )**

**Bedroom One 14'8" x 13'10" some height restrictions (4.49 x 4.23 some height restrictions )**

**Bedroom Two 14'8" max x 14'1" max - some height restrictions (4.49 max x 4.31 max - some height restrictions )**

**Lease & Maintenance Information**

The vendor informs us the property has a 1/3rd share of the freehold with a 999 year lease upon completion, the ground rent will be nominal and there is a monthly service charge TBC, lettings and pets are permitted however holiday lets are forbidden.



These details should be confirmed by your solicitor before any expense is incurred.



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		53	59
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.