



Instinct Guides You



Glendinning Avenue, Weymouth £125,000

- No Onward Chain
- Allocated Parking
- Short Walk To Greenhill Beach
- Ground Floor Apartment
- Attractive Communal Garden
- Close To Town Centre & Bus Routes
- One Double Bedroom
- Close To Regular Bus Route



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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 ONE BEDROOM GROUND FLOOR apartment with ALLOCATED PARKING is situated in the popular area of LODMOOR, just a short stroll from the Beach, Radipole Park Gardens, and a range of local amenities. The property further benefits from a large communal garden.

The property is accessed via a communal entrance hall leading to the front door of the apartment.

To the rear of the property is a generously sized living room, featuring a large window that offers pleasant views over the communal garden. A door from the living room leads through to the kitchen, which has fitted units and space for white goods.

Adjacent to the lounge is a spacious double bedroom, offering ample space for furniture. From here, there is access to the hallway which leads to the bathroom, fitted with a shower, toilet, wash basin, and an airing cupboard for additional storage.

Externally, residents can enjoy a large communal garden, providing a pleasant outdoor space to relax. The property also includes an allocated parking space.

Lounge 11'5" x 15'1" (3.5m x 4.6m)

Kitchen 5'10" max x 9'2" max (1.8m max x 2.8m max)

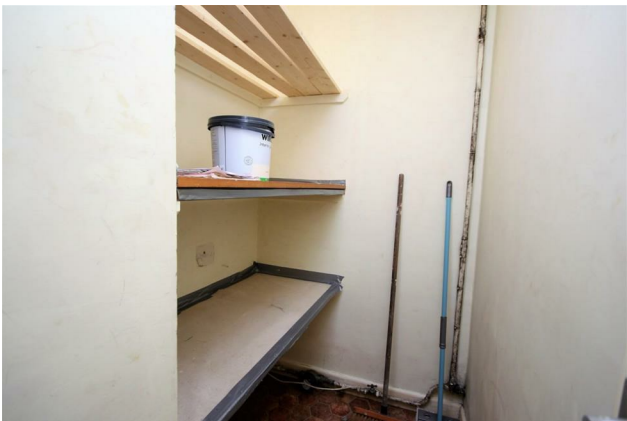
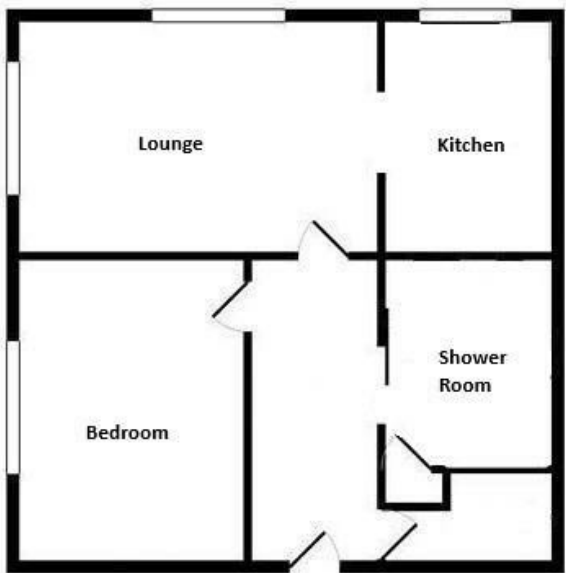
Bedroom One 10'9" x 11'1" (3.3m x 3.4m)

Bathroom

Lease & Maintenance Information

The vendor informs us there is a 1/9th share of freehold with 348 years remaining on the lease, the service charge is £130 per month and a yearly ground rent of £10, letting is permitted & pets are allowed on request.

We recommend these details are checked by a solicitor before incurring any 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.