



Instinct Guides You



## Abbotsbury Road, Weymouth Offers In Excess Of £140,000

- Ground Floor Apartment
- Private Entrance
- Large Kitchen & Living Room
- Allocated Parking
- Long Lease With Share Of Freehold
- Close To Amenities
- Freshly Decorated & Recarpeted
- Two Bedrooms



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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 spacious GROUND-FLOOR apartment with its own PRIVATE ENTRANCE sits within Adelaide Court and enjoys a highly convenient position close to local amenities. The property features ALLOCATED PARKING, two well-proportioned bedrooms, a generous kitchen, and a comfortable living space.

Stepping through the private entrance, you arrive in a small vestibule before entering the main living area. The living room is notably spacious, offering an inviting setting for both seating and dining. The kitchen, located just off the reception room, is fitted with a range of wall and base units and provides ample space for appliances. Its practical layout offers plenty of work surface and functionality for everyday use.

Moving through the home, two centrally positioned bedrooms provide good proportions and large windows that allow natural light to enhance the sense of space.

The bathroom is fitted with a three-piece suite comprising a shower, basin, and WC.

Externally, the property benefits from an allocated parking space located in the rear car park.

**Location**  
The property enjoys excellent convenience, with bus links, shops, a pharmacy, and a post office all within easy reach. The town centre and vibrant harbourside are also just a short walk away, adding to the appeal of this well-situated home

**Living Room 16'6" x 11'8" (5.04 x 3.58)**

**Kitchen 10'0" x 6'9" (3.06 x 2.07)**

**Bathroom 6'10" x 6'3" (2.09 x 1.91)**

**Bedroom One 13'3" x 7'11" (4.06 x 2.42)**

**Bedroom Two 10'8" max x 8'1" max (3.27 max x 2.47 max )**

**Lease & Maintenance Information**  
The vendor informs us that there is a share of freehold with a 960 year lease, the ground rent is £25pa with a service charge of £100 per month, pets are on request, letting is permitted but no holiday letting.

Please ensure all details are verified by your solicitor before incurring further 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 <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.