



Instinct Guides You



## Maiden Street, Weymouth £210,000

- Substantial Second Floor Apartment
- Positioned In The Heart Of The Town Centre
- Stones Throw To Beach Front
- Family Bathroom & En-suite
- Generous Lounge/Dining Room
- Large Feature Bay Windows In Living Space
- Modern Fitted Kitchen
- Close To Transport Links & Amenities



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Superbly positioned in the heart of Weymouth town centre and just moments from the award-winning beach this generous accommodation offers a beautiful bay-fronted lounge/diner, a modern fitted kitchen & three bedrooms. Offered with no onward chain.

Accessed via a communal hallway, stairs lead to the first floor where a private storage cupboard is located, with further stairs rising to the apartment's entrance. The hallway provides access to all principal rooms and includes a hatch to the large boarded out loft space, as well as a storage cupboard housing the water tank and fuse board.

The heart of the home is the spacious bay-fronted lounge/diner which enjoys excellent natural light and offers ample room for a variety of furnishings. The room flows seamlessly into the modern kitchen. The kitchen features decorative tiling, an integrated oven with electric hob and extractor, integrated dishwasher and a range of fitted cabinetry.

The remaining accommodation is arranged along the hallway, beginning with bedroom one — a well-proportioned double featuring a rear-aspect UPVC sash-style window and benefits its own shower room en-suite.

In addition bedrooms two and three are also well proportioned double rooms. The family bathroom finishes the accommodation perfectly and is generous in size enough to comprise a bath, shower cubicle, hand basin and W.C set with modern white tiling.

The apartment enjoys a prime central position with Weymouth's most picturesque attractions on the doorstep. The Marina, town centre shops, cafés and restaurants are just moments away, while the sandy beach and charming harbour are also within easy reach. A short stroll leads to Hope Square, home to the iconic brewery building and a selection of popular bistros, pubs and restaurants.



**Lounge/ Dining Room 27'5" x 10'11" + bay (8.37 x 3.35 + bay)**

**Kitchen 10'5" x 9'3" (3.20 x 2.82)**

**Bedroom One 16'4" max x 10'9" max (5.00 max x 3.30 max )**

**En-suite 8'11" max x 6'9" max (2.74 max x 2.08 max )**

**Bedroom Two 11'10" x 7'11" (3.61 x 2.43)**

**Bedroom Three 10'10" max x 8'1" (3.31 max x 2.48)**

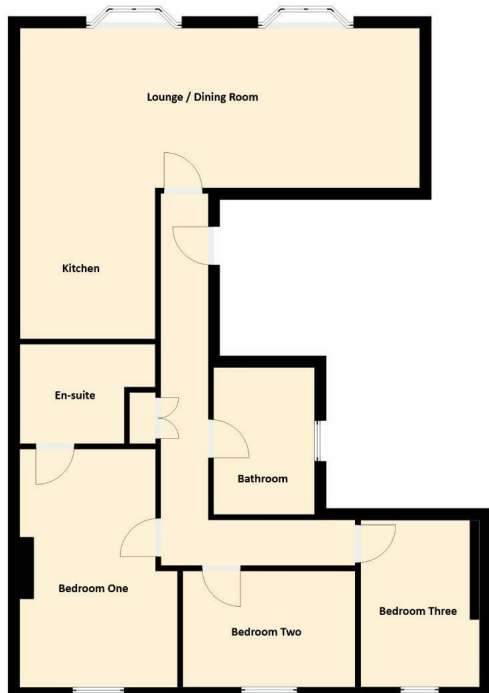
**Bathroom 10'1" x 6'11" (3.08 x 2.11)**

**Lease & Maintenance Information**

The vendor informs us the property has a remaining lease length of 993,  
 \*\*Information about the service charge is now in a file uploaded from the V.\*\*

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

the service is to be confirmed per annum with a peppercorn ground rent.



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	78

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.