



Instinct Guides You



## Westerhall Road, Weymouth Offers Over £200,000

- Greenhill
- South/Westerly Balcony
- Level Walk To Town Centre
- Off Road Parking
- Short Stroll To Beaches
- Close to Local Amenities
- On A Bus Route
- Spacious Lounge/Diner



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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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Just moments from Greenhill Beach and a level stroll to the town centre, this well presented first-floor apartment offers spacious coastal living with two bedrooms, a sunny south-westerly balcony, and the added bonus of allocated parking.

Accessed via a private entrance, stairs lead up to a welcoming hallway. From here, the apartment flows into a generously sized lounge/diner—ideal for both relaxing and entertaining. Large patio doors open onto a private balcony enjoying a sunny south-westerly aspect, perfect for morning coffee or evening sunsets.

The modern fitted kitchen is accessed via double doors from the dining area and features a stylish range of wall and base units, a built-in oven, sink, and space for additional appliances—offering both functionality and flair.

Both bedrooms are well-proportioned, with either built-in wardrobes or ample space for freestanding furniture. The bathroom is smartly appointed with a panelled bath and shower over, semi-recessed WC, wash hand basin, and practical built-in storage.

Whether you're seeking a main residence, coastal retreat, or holiday home, this apartment delivers an enviable lifestyle in a popular location near the sea.

## Room Dimensions

Lounge/Diner 20'8" x 10'8" (6.31m x 3.27m)

Kitchen 9'6" max x 8'11" (2.92m max x 2.73)

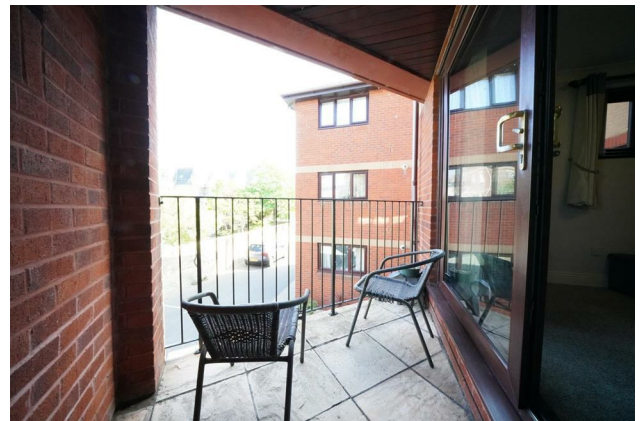
Bedroom One 11'8" + door recess x 10'11" (3.56m + door recess x 3.33m)

Bedroom Two 11'3" x 7'9" max (3.44m x 2.38m max)

### Lease & Maintenance Information

The vendor informs us that there is a 999 year lease with a 1/12th share of freehold, service charge is £750 p.a, no pets or holiday letting is permitted.

These details should be checked by your solicitor for accuracy before any costs have been 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	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
79	82
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.