



Instinct Guides You



Oakbury Drive, Weymouth Offers Over £170,000

- GARAGE At Rear
- No Onward Chain
- Two Double Bedrooms
- Generous Kitchen Diner & Living Room
- Close To Local Shops & Bus Route
- Beautiful Beach Walks Nearby
- Moments From Nature Reserve
- Attractive Communal Gardens



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Nestled within one of Preston's enviable residential areas is this spacious top floor apartment, WITH GARAGE presented with no onward chain. The home enjoys an elevated position with two double bedrooms and generous living space and sits within easy reach of local amenities and bus routes.

An initial entrance vestibule separates the home from the communal hallways with a convenient storage cupboard.

Inside, the hub of the home is a generous lounge that boasts ample space for a range of furniture and offers versatility in layout. A door leads to a well proportioned kitchen diner at the rea that offers a multitude of fitted units, ample work surface and space for appliances. A small dining table enjoys some elevated views over the communal garden and garages to the wider landscape.

Further into the home, both bedrooms are found either side of the central hall - boasting sizeable proportions as double rooms with bedroom two uniquely including a partitioned W.C and hand basin.

A bathroom finished the accommodation and comprises a bath with shower over, wash hand basin and W.C set against contemporary tiling.

Outside, a well-kept lawn area surrounds the block. adorned with planted borders of shrubs and flowering plants, benches are conveniently dotted around offering a pleasant place to enjoy the sunny aspect.

The positioning of the home allows for level walks to all of Preston's best features; Doctors surgeries, shops, bus routes and Greenhill beach.

Room Dimensions

Living Room 17'2" x 11'4" (5.24 x 3.46)

Kitchen 12'11" x 9'1" (3.94 x 2.77)

Bathroom 6'5" x 5'3" (1.97 x 1.61)

Bedroom One 11'5" x 10'1" (3.49 x 3.09)

Bedroom Two 10'2" max x 9'6" max (3.12 max x 2.90 max)

Porch 5'4" x 4'8" (1.64 x 1.43)

Lease and Maintenance Information

The vendor informs us that the property has a remaining lease of 939 years there is a service charge of approx £800 pa and a ground rent of £10 per anum, pets and Holiday Lets are not permitted.

We recommend these details are checked with a solicitor before you incur any costs.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.