



Instinct Guides You



## Buxton Road, Weymouth £140,000

- Panoramic Sea Views
- No Onward Chain
- Allocated Parking
- Communal Garden
- On A Bus Route
- First Floor Apartment
- Close To Amenities
- Near Rodwell Trail



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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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Situated in an elevated position along Buxton Road, this well proportioned apartment enjoys stunning panoramic sea views across Weymouth Bay and towards Portland, with the added benefit of allocated parking, a share of the communal garden and no onward chain. The property is conveniently located for access to local amenities, the town centre and seafront, while offering a peaceful setting with far reaching coastal outlooks.

The accommodation is accessed via a communal entrance with stairs rising to the apartment. Upon entering, a hallway provides access to all principal rooms. The lounge is positioned to the front of the property and takes full advantage of the elevated position, enjoying impressive sea views through a large window which fills the room with natural light. This room offers ample space for a range of living room furnishings.

Adjacent is the kitchen, fitted with a range of base and eye level units with work surfaces, incorporating space for appliances and a window allowing further light and ventilation.

The bedroom is a generous double room with built in storage and sufficient space for additional furnishings, also benefiting from a bright and airy feel. The bathroom is fitted with a bath with shower over, wash hand basin and WC, finished in a neutral style.

Externally, the property benefits from a shared communal garden, providing outdoor space to enjoy the surroundings and coastal views. The apartment also includes an allocated parking space, completing this appealing home in a sought after Weymouth location.



## Room Dimensions

**Lounge 13'9" x 10'1" (4.21 x 3.09)**

**Kitchen 10'2" x 6'1" (3.1 x 1.87)**

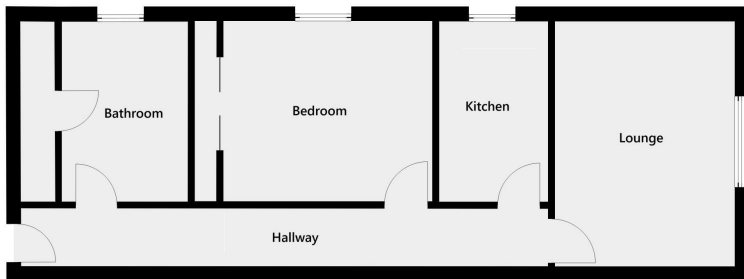
**Bedroom 11'9" x 10'2" (3.59 x 3.1)**

**Bathroom**

### Lease & Maintenance Information

The vendor informs us that there is a 999 year lease which commenced in 2021 with a share of the freehold, the service charge is to be arranged, no ground rent, no holiday letting or pets permitted.

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