



Instinct Guides You



**72 Preston Road, Weymouth, DT3 6TB**  
**£325,000**

- Well Presented
- Balcony Apartment
- Ensuite
- Allocated Parking
- Large Communal Garden
- Moments From Beach
- Close To Amenities
- On A Bus Route



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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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Set within a well regarded residential development in the popular area of Preston, this well presented two double bedroom ground floor apartment enjoys a pleasant outlook together with the benefit of a private balcony, generous living space, allocated parking and visitor parking, all within convenient reach of local amenities, transport links and Weymouth's beach.

The accommodation is accessed via a secure communal entrance with visitors intercom and lift access, including direct access up to the communal gardens. Inside, a central hallway forms the spine of the apartment and provides access to all principal rooms. To the front is a spacious living and dining room, offering ample space for both seating and dining furniture. Glazed doors open onto the balcony, creating a bright and airy feel and providing a useful outdoor seating area that helps draw the outside in.

Adjacent to the living space is the modern kitchen, fitted with a range of units and work surfaces together with integrated Bosch appliances, including a dishwasher, microwave, fridge freezer, washer dryer, oven and gas hob. A window allows natural light into the room, while the layout provides practical preparation space and remains well connected to the main living area.

There are two double bedrooms positioned off the hallway. The principal bedroom is a generous double room and benefits from a built in wardrobe and a fully tiled contemporary en suite. The second bedroom is also well proportioned and would suit use as a guest bedroom, home office or study. The bathroom is fully tiled and fitted with a bath with shower over, chrome and glass shower screen, wash hand basin and WC, complemented by an illuminated mirror above the sink.

Externally, the balcony provides a pleasant extension of the living space, ideal for enjoying fresh air and views across the surroundings, with a private garden owned by the apartment positioned directly in front of the balcony stocked with flowers and shrubs. The development is well maintained and further benefits from a communal bike and storage shed, adding to the practicality of the setting.

Overall, this appealing apartment combines comfort, security and convenience within a sought after coastal location.

**Living Room/Dining Room 19'5" x 12'1" (5.92 x 3.69)**

**Kitchen 8'11" x 7'9" (2.74 x 2.37)**

**Bedroom One 14'8" x 12'3" (4.48 x 3.75)**

**Ensuite 8'4" x 4'5" (2.56 x 1.37)**

**Bedroom Two 10'11" x 8'5" (3.33 x 2.58)**

**Bathroom**

**Lease & Maintenance Information**

The vendor informs us that there is a 999 year lease with 986 years approximately remaining, service charge is £2756 per annum, no pets and no holiday letting 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	81	81

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		