



Instinct Guides You



## Melcombe Avenue, Weymouth £250,000

- Allocated Parking
- Juliet Balcony
- Prime Greenhill Location
- Stylish Kitchen
- Close Walk To The Beach
- Two Double Bedrooms
- Generous Proportions Throughout
- Immaculate Presentation



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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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\*\*\*OPEN DAY 20TH JULY 4.30-5.30PM BY APPOINTMENT ONLY\*\*\*

Located in Melcombe Avenue, just moments from the golden sands of GREENHILL BEACH, this beautifully presented first-floor apartment with a large FRENCH BALCONY offers an exceptional blend of modern comfort and coastal convenience. PARKING.

Finished to a high standard throughout, the property boasts a bright and spacious interior with a sleek contemporary design and an abundance of natural light. The welcoming lounge/diner provides an ideal space for relaxing or entertaining, enhanced by a Juliet balcony that adds to the airy feel of the room.

The modern fitted kitchen is stylish and practical, while the apartment also benefits from two generously sized double bedrooms and a well-appointed shower room. Thoughtfully designed to maximise both space and comfort, this home is perfectly suited to first-time buyers, downsizers, investors, or those seeking a seaside retreat.

Regency Court enjoys an enviable position within easy walking distance of both Greenhill Beach and Weymouth town centre. The picturesque seafront promenade, renowned beaches, and scenic coastal walks are all close by, while the vibrant harbour and town centre offer a fantastic selection of independent shops, cafés, bars, and restaurants.

Combining a relaxed coastal lifestyle with the convenience of town living, this charming apartment presents a wonderful opportunity to enjoy the very best of Weymouth.

Lounge/ Diner 23'7" x 14'10" (7.21 x 4.53 )

Bedroom One 11'10" x 9'3" (3.63 x 2.84)

Bedroom Two 10'5" x 10'5" (3.2 x 3.2)

Kitchen 14'1" x 8'2" (4.3 x 2.5 )

Bathroom 7'6" x 5'2" (2.3 x 1.6 )

Lease & Maintenance Information

The vendor of the property informs us that there is a 999 year lease which commenced in 2002 and have a share of the freehold, the service charge is £1,477.44 per annum which includes buildings insurance, no pets allowed or holiday letting permitted.

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



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | 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.