



Instinct Guides You



## St Thomas Street, Weymouth £170,000

- Roof Terrace
- Near Weymouth Harbour
- Modern Interior
- Feature Window
- Near Local Amenities
- Coastal Living



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Set on St Thomas Street in the heart of Weymouth, this bright top floor apartment combines coastal styling with a private roof terrace, two double bedrooms and a spacious living area. Moments from the harbour, town centre and sandy beach, it offers an excellent position for enjoying the best of this vibrant seaside location.

The front door opens into a central hall with wood style flooring that continues through much of the apartment. From here there is access to both bedrooms, the kitchen, bathroom and an airing cupboard.

Bedroom one sits to the front and benefits from a distinctive feature window with deep sill, ideal as a window seat, along with sloped ceilings that add character. Bedroom two also takes a double bed, with light décor and a further window bringing in natural light.

The bathroom is fitted with a white suite comprising panelled bath with shower over, basin and WC, complemented by tiled walls around the bath.

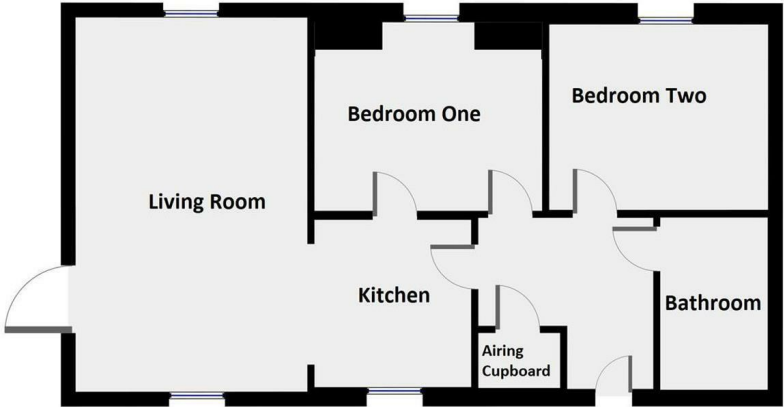
At the end of the hall the kitchen is finished with white cabinetry, contrasting worktops and striking blue tiled splashbacks, together with an integrated oven, hob and extractor. A skylight window draws light into the room while the layout allows space for practical storage and preparation.

The kitchen opens through to a generous living and dining room set beneath the eaves, with multiple skylight windows and wood style flooring creating a bright, modern space. A door leads out to the private roof terrace area, enclosed by fencing and offering space for seating and pots, with elevated views across the surrounding rooftops and towards the coast.

- Lounge/Diner 20'8" x 12'9" (6.31 x 3.91)
- Bedroom One 12'7" max x 10'4" (3.85 max x 3.17)
- Bedroom Two 12'2" x 10'2" (3.71 x 3.12)
- Kitchen 8'8" x 9'2" (2.65 x 2.81)
- Bathroom
- Roof Terrace

**Lease & Maintenance Information**  
The vendor informs us the property has a 125 year lease from 2010, the service charge & ground rent is approx £1262.80 per annum.

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) <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.