



Instinct Guides You



Chapelhay Heights, Weymouth £140,000

- No Onward Chain
- Three Bedroom Apartment
- Close To Harbour & Town Center
- Amenities Nearby
- Southerly Aspect Balcony
- Generous Lounge Dining Room



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Located in an enviable position close to Weymouth Marina, this well-presented three-bedroom apartment offers generous proportions throughout and the added benefit of a private balcony. With a wide range of amenities nearby and the town centre only a short walk away, the property combines convenience with strong lifestyle appeal.

The hub of the home is the spacious lounge/dining room that offers a generously proportioned space with ample room for furniture. A large window illuminates the space beautifully and a door opens to a private southerly aspect balcony.

The kitchen opposite has a range of fitted units and ample worksurface and enjoys pleasant views of the marina.

The home enjoys three bedrooms with bedroom one being particularly sizeable and benefits from built in wardrobes. Bedrooms two and three are additional rooms offering versatility and both of which enjoy attractive marina views.

The bathroom finishes the accommodation and comprises a bath with shower over, hand basin and w.c set against white tiling.

Outside the apartment also benefits from access to an external storage area suitable for bikes and other equipment, further enhancing its practicality.



Lounge/Dining Room 16'9" max x 12'4" max (5.13 max x 3.78 max)

Kitchen 9'4" x 7'2" (2.87 x 2.19)

Bathroom 6'10" x 5'5" (2.09 x 1.66)

Bedroom One 12'4" x 11'3" max (3.77 x 3.44 max)

Bedroom Two 10'6" x 6'10" (3.21 x 2.10)

Bedroom Three 9'6" x 7'10" (2.90 x 2.40)



Lease & Maintenance Information

The vendor informs us the property has a remaining lease of 92 years, the service charge and ground rent total £150 per month, pets are lettings are permitted however holiday lettings are forbidden.

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



	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		
EU Directive 2002/91/EC		

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
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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.