



Instinct Guides You



## Chelmsford Street, Weymouth Guide Price £125,000

- No Onward Chain
- Off Road Parking
- Excellent Holiday Home
- Close Top Town Centre
- One Bedroom
- First Floor Apartment
- Short Walk To Seafont
- Ample Storage
- Lounge/Diner
- Transport Links Close By



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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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We are delighted to offer this ONE BEDROOM first floor apartment, offered with NO ONWARD CHAIN, located just a SHORT STROLL to Weymouth's award-winning SANDY BEACH & TOWN CENTRE. The property offers an excellent location with a range of amenities and transport links close at hand.

This first-floor apartment is situated in a popular block of purpose built apartments called 'The Carriages' set just a couple of roads back from Weymouth's award winning beach & Georgian Esplanade. Leading inside, a set of stairs rises to the first floor. As you step into the property a hallway leads around the living space.

To your immediate left is a storage cupboard and on the right-hand side is the double bedroom, enjoying excellent morning sun, the room is large enough for a range of bedroom furnishings and a double bed.

Continuing down the hallway the bathroom is a bright, well-proportioned room that comprises bath with shower over, wash hand basin and W/C.

The living room is found at the rear of the property and has a bright, inviting feel to it thanks to a large window allowing plenty of light to enter the space. The kitchen has a range of floor and wall mounted units and space for white goods.

Externally there is a car park at the rear, offering ample communal parking.



## Room Dimensions

Lounge 13'8" x 10'2" (4.19m x 3.10m)

Kitchen 9'4" x 6'9" (2.89m x 2.07m)

Bedroom 10'4" x 9'10" (3.17m x 3m)

## Lease & Maintenance

The vendor informs us the lease has 82 years remaining, the ground rent is £70 per year broken into two payments of £35 paid in March and September, the service charge is approx £1100 per year paid in two installments of £550 each.

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.