



Instinct Guides You



Melcombe Avenue, Weymouth Offers In Excess Of £245,000

- No Onward Chain
- Garage & Communal Parking At Rear
- Two Double Bedrooms
- Family Bathroom & En-suite Shower Room
- Long Lease 915 Years
- Recently Carpeted & Decorated
- Balcony With Sea Views
- Bright & Spacious Lounge/Diner
- Top Floor Apartment With Lift Access
- Within Walking Distance Of Greenhill Beach



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Offered with no onward chain, this beautifully positioned two-double-bedroom apartment enjoys uninterrupted sea views, a private balcony, garage and spacious lounge/dining room. Set within the highly desirable Greenhill area and just moments from the beach and gardens, it presents an ideal opportunity for anyone seeking an effortless coastal lifestyle.

Located on the third floor of Greenhill Court, the apartment is accessed via the lift or staircase. The hallway provides loft access (part boarded), a built-in storage cupboard and entry system.

The sitting and dining room is a standout feature and the hub of the home, with large windows and sliding doors that frame the sea views and open directly onto the balcony. Natural light fills the room, creating a bright and inviting atmosphere with ample space for a range of furniture.

The kitchen adjacent is fitted with a range of units, work surfaces, an integrated oven with gas hob and extractor, slimline dishwasher and fridge freezer. A serving hatch adds a touch of character to the room.

The principle bedroom includes built-in wardrobes, further space for furnishings and a large window overlooking the coastline. It also benefits from an en-suite with shower cubicle, WC and wash hand basin. The second bedroom is an additional double also enjoys sea views.

The main bathroom features a panelled bath with shower attachment, WC, wash hand basin and a rear aspect window finished with decorative tiling.

Externally, the property includes a private garage with light and power. There are parking spaces available. There is access to a communal washing line and bin store. The rear communal garden offers a peaceful space with seating, lawned areas, mature shrubs and planting.

Situated directly beside Greenhill Beach, the apartment is perfectly placed for enjoying Weymouth's renowned sandy beaches, the World Heritage coastline and Lodmoor Country Park.

Lounge Dining Room 23'6" max x 11'11" max (7.17 max x 3.64 max)

Kitchen 8'10" x 8'3" (2.71 x 2.54)

Bedroom One 14'1" x 9'10" (4.30 x 3.02)

En-suite 6'7" x 3'1" (2.01 x 0.95)

Bedroom Two 11'9" x 7'11" max (3.59 x 2.42 max)

Bathroom 8'2" x 5'4" (2.49 x 1.65)

Garage

Lease and Maintenance

The vendor informs us the property has a 1/12th share of the free hold with a remaining lease of 915 years, the service charge is approx £1200 per annum, pets are considered upon request however holiday lets are forbidden.

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.