



Instinct Guides You



## Lennox Street, Weymouth £130,000

- No Onward Chain
- Share Of Freehold - Lease 999 Years
- Two Bedroom Apartment
- Top Floor With Far Reaching Views
- Modern Shower Room
- Close To Beach & Seafront
- Open plan living space
- Close To Bus & Train Links
- Sub Letting Is Not Permitted



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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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Offered with no onward chain, this two-bedroom top-floor apartment is positioned just moments from Weymouth's beautiful seafront, vibrant harbourside and excellent transport links. The home enjoys far-reaching views and bright, pleasant accommodation throughout.

Set at the top of an attractive period building and only a short stroll from the Georgian seafront, the property offers a welcoming and well-arranged layout. At its heart is the open-plan living space, incorporating the kitchen, dining and sitting areas. Two large windows and a skylight create a wonderfully bright and inviting room with generous proportions for a range of furnishings. The kitchen features fitted cabinetry, decorative tiling and space for essential appliances.

Bedroom one is a spacious double, continuing the light and airy feel with two further windows, far-reaching views and a sky lantern. Adjacent sits bedroom two, a large single room offering excellent versatility as a guest room, home office or dressing room.

The shower room comprises a shower cubicle, hand basin and W.C, with a large Velux window providing ample natural light and ventilation.

**Location**

The property occupies a superb position, exceptionally well served by transport links including both bus and train services, and surrounded by a wealth of shops, restaurants and boutiques. Weymouth's golden sandy beach is just a short walk away, offering a captivating outlook and the perfect setting to enjoy relaxed coastal living.

**Shower Room 6'4" x 5'1" (1.94 x 1.56)**

**Bedroom One 12'7" max x 12'1" max (3.84 max x 3.70 max )**

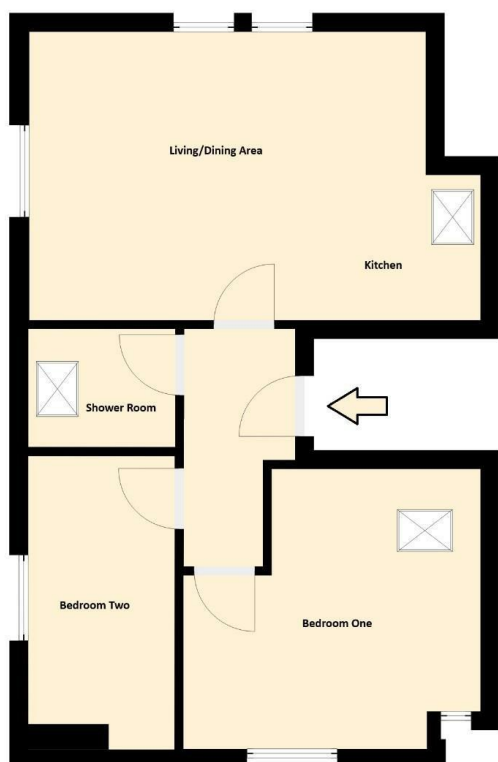
**Bedroom Two 12'6" max x 5'11" max (3.83 max x 1.82 max )**

**Kitchen/Living Space 19'6" max x 12'5" max (5.96 max x 3.81 max )**

**Lease & Maintenance Information**

The vendor informs us that upon completion there will be a new 999 year lease with a 1/7th share of freehold, the maintenance charge is approximately £30pcm, no holiday letting is allowed however pets are considered upon request.

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	73

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.