



Instinct Guides You



## East Street, Weymouth Offers In Excess Of £120,000

- No Onward Chain
- Stones Throw To Harbourside & Beach Front
- Superb Central Position
- Well Presented Throughout
- Holiday Lets Permitted
- Amenities Nearby



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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 beautifully presented two-bedroom apartment enjoys a prime central location, just moments from Weymouth's golden sandy beach, vibrant town centre, and picturesque harbourside. The property boasts a unique layout, with accommodation thoughtfully arranged over two floors.

Inside, the apartment has been modernised throughout, featuring a stylish and inviting living space. The main living area is flooded with natural light, thanks to its large west-facing bay window, creating an open and airy atmosphere. The space seamlessly combines the living and kitchen areas, offering a contemporary open-plan layout. The kitchen is equipped with a range of cabinetry and generous work surfaces, making it both practical and aesthetically pleasing. Completing the ground floor is the shower room, comprising a shower cubicle, wash hand basin, and WC.

The lower ground floor houses two well-appointed double bedrooms, both thoughtfully presented. Bedroom one benefits from a spacious walk-in wardrobe, adding charm and practicality to the space.

A standout feature of the apartment is its enviable location, epitomising coastal living with the beach just a short stroll away. Weymouth's array of restaurants and eateries are right on your doorstep, leading to the picturesque harbourside. Additionally, excellent transport links provide convenient connections across the town and surrounding areas.

## Room Dimensions

**Kitchen / Lounge 13'9" max x 10'6" max (4.20 max x 3.22 max )**

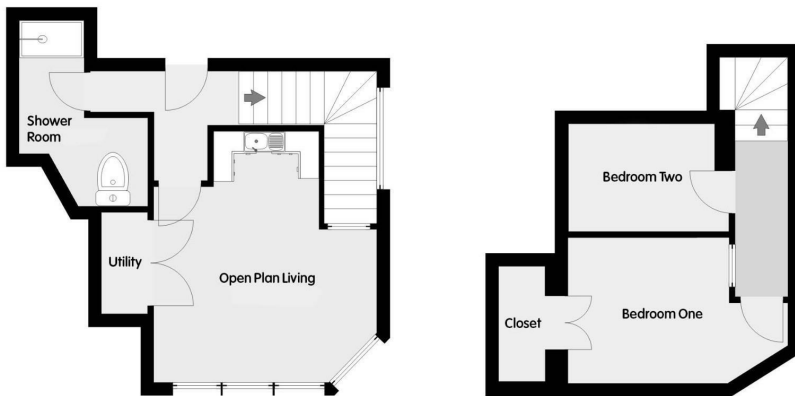
**Bedroom One 13'3" max x 9'0" max (4.06 max x 2.75 max)**

**Bedroom Two 9'10" max x 6'7" (3.02 max x 2.03)**

## Lease & Maintenance

The vendor informs us the property has a remaining lease of 81 years, the service charge is approx £100pcm, holiday lettings and pets are permitted.

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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<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.