



Instinct Guides You



St. Mary Street, Weymouth £110,000

- Sold with sitting tenant
- Close to transport links
- Stones throw to seafront and town amenities
- Very well presented throughout
- Long lease
- Some sea views



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Wilson Tominey are delighted to offer this well presented one bedroom apartment in the heart of Weymouth town centre just a stones throw to its iconic beach and vibrant harbourside. The property boasts a wonderfully bright living space, generous double bedroom and contemporary shower. Offered with a sitting tenant.

The building sits in a desirable position with of wealth of amenities nearby. Inside the property is located on the second floor and accessed via a staircase.

The hubs of the home is the spacious lounge dining room that enjoys a bright dual aspect and plenty of room for a range of furnishings. The space flows beautifully into the kitchen which comprises a range of fitted cabinetry and space for appliances.

The double bedroom retains the roomy sizes and offers ample space for a range of furniture. Adjacent the shower room comprises a shower cubicle, hand basin and w.c set against modern tiling, beautifully finishing the apartment.

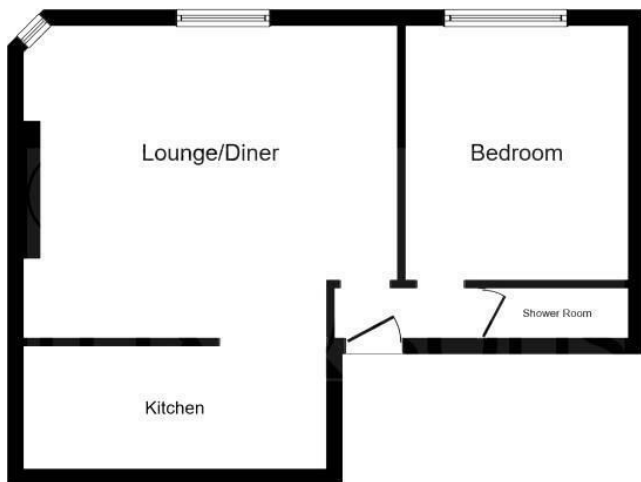
Room Dimensions

Lounge/Diner 17'0" max x 14'4" max (5.19 max x 4.39 max)

Kitchen 13'11" x 5'8" (4.26 x 1.75)

Bedroom 12'6" x 10'4" (3.83 x 3.15)

Shower Room 8'1" x 3'3" (2.47 x 1.00)



Floor Plan

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.