



Instinct Guides You



Hanover Road,,, Weymouth £100,000

- Attractive Private Garden
- Close To Radipole Gardens & Nature Reserve
- Ground Floor Apartment
- Open Plan Kitchen / Lounge
- Short Walk To Town Center
- One Double Bedroom



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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 thrilled to present this charming one-bedroom GARDEN APARTMENT, located in the sought-after residential area of Lodmoor, offering a range of nearby amenities. Set at the rear of the GROUND FLOOR, this delightful property features an open-plan living/kitchen area and a generously sized double bedroom. Nestled in a tranquil cul-de-sac, it is within walking distance of Radipole Gardens and the Nature Reserve, perfect for peaceful strolls and nature enthusiasts.

Inside, the apartment begins with a practical hallway, ideal for additional storage and accommodating a compact work desk. From here, a door leads into the bright and airy open-plan kitchen/living area, designed to offer flexibility in layout. The kitchen includes ample cabinetry and designated spaces for white goods.

A seamless flow leads to the well-proportioned and light-filled bedroom, which includes a built-in wardrobe providing excellent storage. This inviting room connects through a small hallway to the private rear garden, creating a sense of tranquility. Completing the property is a modern shower room, featuring a sleek white suite and tasteful decorative tiling.

The standout feature of this apartment is undoubtedly the beautiful private garden. This outdoor haven is adorned with mature trees, vibrant shrubs, and flowers, creating a picturesque setting for relaxation or entertaining. A patio area adjacent to the property offers a perfect spot for outdoor dining, while two storage sheds provide additional practicality.

Room Dimensions

Kitchen 11'10" x 9'7" (3.61 x 2.93)

Porch 6'9" max x 4'5" max (2.07 max x 1.37 max)

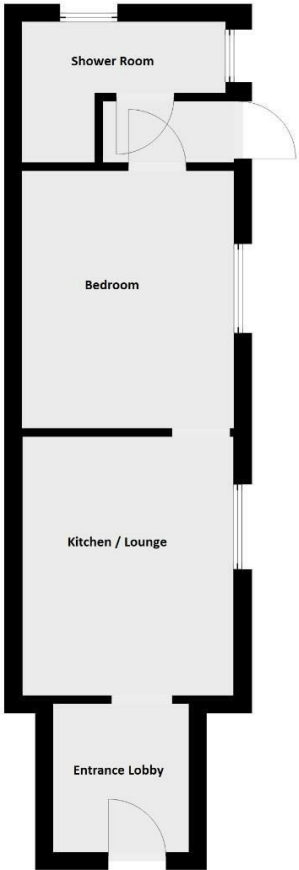
Bedroom 11'9" x 9'8" (3.59 x 2.95)

Bathroom 9'3" max x 3'10" iregular shape (2.83 max x 1.19 iregular shape)

Lease & Maintenance Information

The vendor informs us the property has 984 years remaining on the lease, the service charge is approx £300pa and is reviewed yearly, pets are allowed however holiday lettings are not permitted.

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.