



Instinct Guides You



## Abbotsbury Road, Weymouth Offers Over £140,000

- Two Double Bedrooms
- Close To Transport Links
- Open Plan Living
- Modern Kitchen & Bathroom
- Well Presented
- Close To Amenities
- Excellent Storage
- Short Stroll To Town



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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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A well-presented, modern two double bedroom apartment offering open-plan living, excellent storage, and a highly convenient location just moments from local shops, transport links, and a short stroll to Weymouth Harbour.

Set within an attractive conversion of just four flats, this spacious property is accessed via the first floor. Upon entering, you are welcomed by a generous hallway that creates an immediate sense of space and provides an abundance of built-in storage. A skylight floods the area with natural light throughout the day, enhancing the bright and airy feel of the home.

Bedroom one is a well-proportioned double room, while bedroom two is equally spacious and benefits from a large window with elevated rooftop views across the surrounding Weymouth skyline. Both bedrooms offer ample space for double beds and additional furniture.

The stylish bathroom is finished to a high standard and comprises a bath with shower over, wash hand basin, WC, and attractive decorative tiling.

The impressive open-plan kitchen/living area is a bright and contemporary space, enjoying a dual-aspect layout that creates a welcoming environment ideal for both relaxing and entertaining. The kitchen is fitted in keeping with the modern style of the property and includes an integrated oven, hob, and fridge freezer.

Room Dimensions

Lounge/ Kitchen 24'11" max plus alcove x 8'0" increasing to 12'5" (7.60 max plus alcove x 2.46 increasing to 3.79 max)

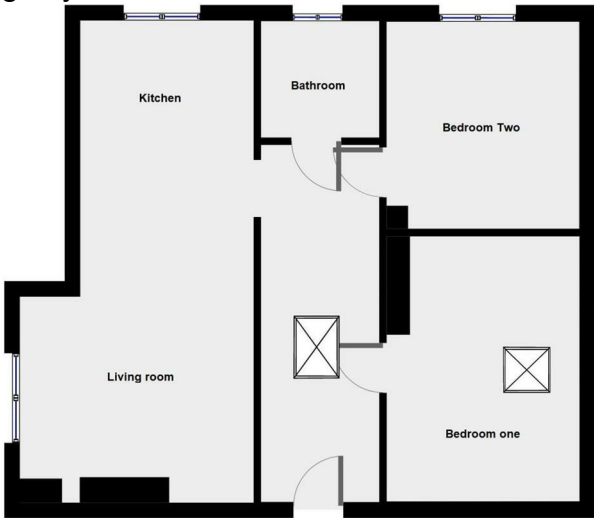
Bedroom One 13'11" max x 9'3" max some height restrictions (4.25 max x 2.83 max some height restrictions)

Bedroom Two 10'10" max x 9'5" max some height restrictions (3.32 max x 2.88 max some height restrictions)

Lease & Maintenance Information

The vendor informs us that there is a service charge of £30pcm and an annual ground rent of £250, there is a 115 years remaining on the lease, pets are allowed.

We recommend details are verified by your solicitor before incurring any additional 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 <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.