Instinct Guides You

Lennox Street, Weymouth
Offers In Excess Of £210,000

- Three Double Bedrooms
- Allocated Parking
- Level Walk To Town
- Long Lease
- Private Entrance
- No Onward Chain
- Perfect Holiday Let Or Home
- Stones Throw To Beach
- Close To Transport Links
- Local Amenities Nearby

Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk

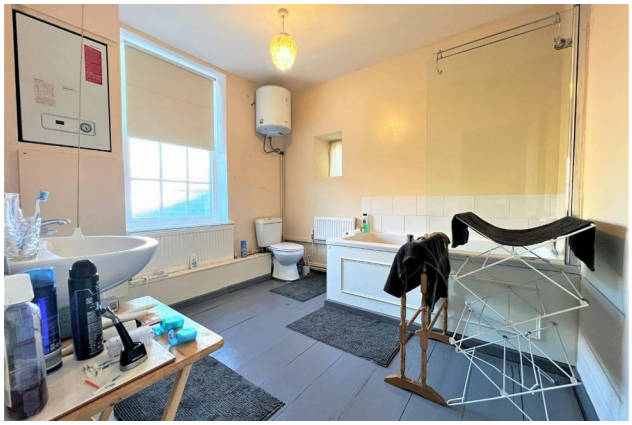
The Property Ombudsman

Offered with NO ONWARD CHAIN, a THREE DOUBLE BEDROOM apartment with OFF ROAD PARKING, benefitting a LONG LEASE and its own PRIVATE ENTRANCE, located just a STONES THROW to Weymouth's award winning BEACH. With HOLIDAY LETTING PERMITTED and a LEVEL WALK to the TOWN CENTRE & TRANSPORT LINKS, this property is the ideal investment you have been looking for!

Entering the grade II listed building at the rear, the accommodation is situated over 2 floors. First floor comprises a lounge, kitchen, bedroom and bathroom. The lounge is good size with ample floor space for a range of furniture, sizeable enough for a dining table and chairs making it an ideal space for entertaining friends and family. The kitchen provides ample work surface and storage with space for appliances and double folding doors that open up to the lounge. Bedroom one is a generous double room benefitting from wall to wall fitted wardrobes and a bay window which allows plenty of natural light to fill the room creating a bright and airy feel. The bathroom comprises a bath with shower attachment, wash hand basin and W.C.

Ascending to the top floor the property boasts two further double bedrooms, with plenty of floor space for a range of additional furniture.

There is one allocated parking space found at the rear of the building by the private entrance and two stores.



Room Dimensions

Lounge 15'7" > 11'9" x 11'3" > 7'7" (4.75m > 3.58m x 3.43m > 2.31m)

Kitchen 11'9" max x 9'9" max (3.59 max x 2.98 max)

Bathroom 9'8" max x 8'10" max (2.96 max x 2.71 max)

Bedroom One 11'9" plus bay x 9'7" max (3.59 plus bay x 2.93 max)

Bedroom Two 13'8" max plus recess x 8'11" max (head restricti (4.17m max plus recess x 2.72m max (head restricti)

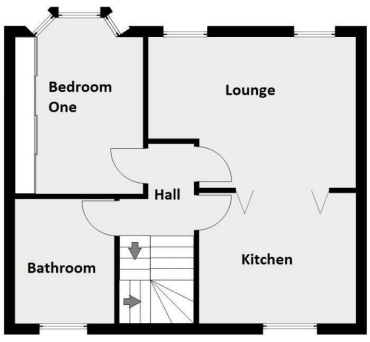
Bedroom Three 12'8" > 9'11" > 6'0" x 13'8" > 9'11" > 6'11" (3.88 > 3.03 > 1.85 x 4.18 > 3.04 > 2.13)

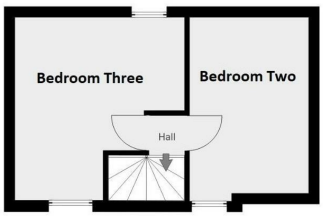
Current Council Tax Band A

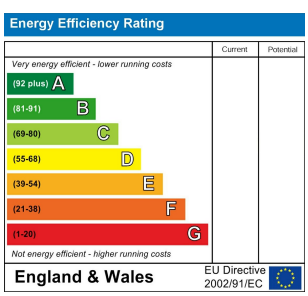
Lease & Maintenance Information

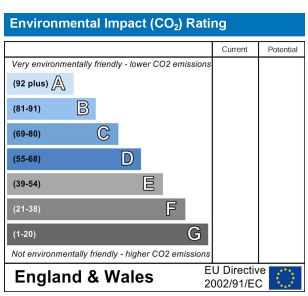
The vendor informs us there is a 999 year lease which commenced in 1998, Service Charges are on an as and when basis, No letting restrictions and pets allowed

These details should be confirmed by your solicitor before any expense is incurred.









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.