



Instinct Guides You



Greenhill, Weymouth £300,000

- Beautifully Presented Throughout
- Stunning Uninterrupted Sea Views
- Modern Fitted Kitchen
- Allocated Parking
- Beautiful Shower Room
- Character Sitting Room With Views
- Stones Throw To Waters Edge
- Level Stroll To Town Centre & Amenities



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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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Located in the highly desirable area of Greenhill, directly opposite the beach, this two-bedroom, second-floor apartment offers stunning uninterrupted sea view spanning the width of Weymouth's beautiful curved bay, a bright and spacious living area, and a modern kitchen & shower room. Just steps from the water's edge, the property boasts an enviable position close to the vibrant town center and transport links.

As you step into the apartment, you're immediately charmed by the warm decor of the property. The central hallway connects all parts of the home, including the lounge/diner, kitchen, bathroom, and the two bedrooms.

The lounge/diner, located at the front of the property, is generously proportioned and perfect for relaxing or entertaining. It easily accommodates dining furniture and seating, all while showcasing uninterrupted views of the sea via a Juliette balcony. The recently upgraded kitchen features sleek shaker style cabinetry, and integrated appliances, including an oven, induction hob, fridge-freezer, washing machine & dishwasher.

The primary bedroom has been tastefully decorated and two windows create a bright, inviting space with plenty of room for furniture. In addition bedroom two is further double room with some elevated views to the rear.

The shower room completes the apartment and has been tastefully modernised, a large step in shower is complimented by contemporary tiling beautifully contrasting the aesthetic of the room. A wash hand basin with vanity unit and w.c finish the room.

Outside the property has one allocated space and the block has visitor parking. The apartments position sets it apart from the crowd being within a stones throw to the stunning Greenhill gardens and level stroll by the waters edge to the town center and vibrant harbourside.

Room Dimensions

Kitchen 10'0" x 8'0" (3.06 x 2.44)

Sitting Room 14'8" max x 13'5" max (4.49 max x 4.10 max)

Bedroom One 12'9" x 9'7" (3.91 x 2.94)

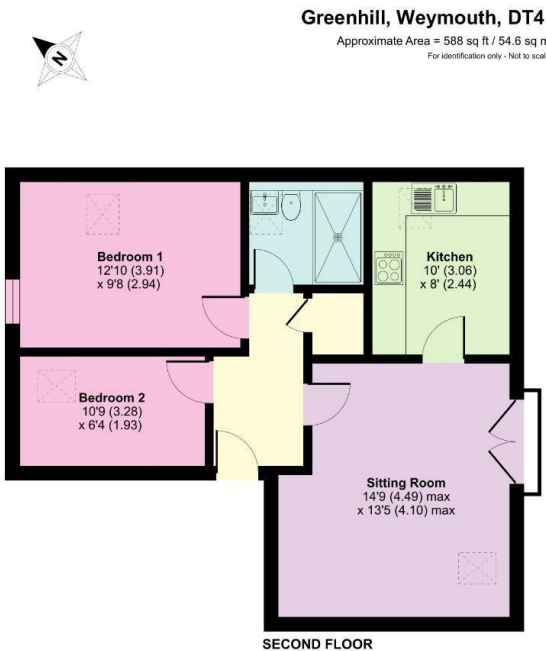
Bedroom Two 10'9" x 6'3" (3.28 x 1.93)

Shower Room

Lease & Maintenance Information

The vendor informs us the lease has 973 remaining, the service charge is approx £133pcm, permission for pets may be considered upon request and holiday lettings are not permitted.

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



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