



Instinct Guides You



Bond Street, Weymouth £95,000

- Within 75 yds From Weymouth Beach
- Spacious & Well-Proportioned Accommodation
- Town Center Location, Weymouth Harbour Within 400yds
- New 999 Year Lease with Potential Share of Freehold
- No Chain Onward Chain
- Main Bus Depot & Train Station Within 1/2 a mile
- Some Modern High Heat Retention Heating
- Glimpse Of Sea



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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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The location of this spacious grade II listed one bedroom apartment is in the heart of the town centre, which incorporates a hub of shops, restaurants and local entertainment, as well as being within 75 yds to Weymouth's illustrious sandy beach. Weymouth's beautiful harbour is within approximately 400 yds with easy access to the train station and bus depot both being within a 1/2 a mile level walk.

The property is situated on the first floor with immediate access into the living room; Bay window and high ceiling give the space a bright feel with ample room for furnishings.

Adjacent is a spacious double bedroom. Excellently proportioned, a bowed window accentuates the proportions of the room with a characterful touch.

The remainder of the property is occupied by the bathroom and kitchen. The bathroom is finished with attractive tiling and enjoys bath with electric shower over, toilet and basin. To complete, a kitchen offers ample preparation space and with units for storage.

Weymouth's illustrious beach is mere moments from the apartment with a vast range of amenities at just a short walk.

Room Dimensions

Living Room/Diner 13'5" red. to 10'1" x 11'7" red. to 9'2" (4.09m red. to 3.08m x 3.55m red. to 2.80m)

Kitchen 11'1" x 4'1" (3.39m x 1.27m)

Bathroom

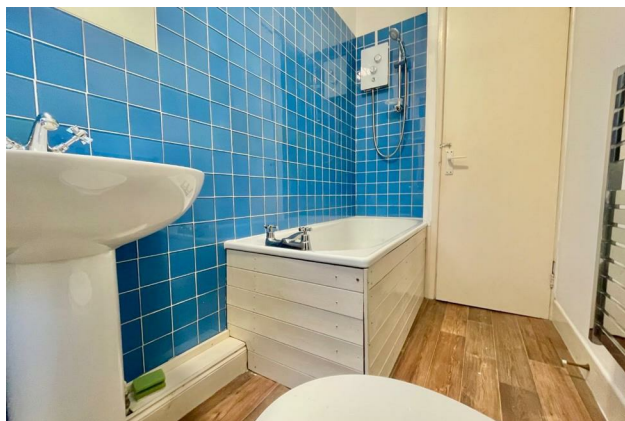
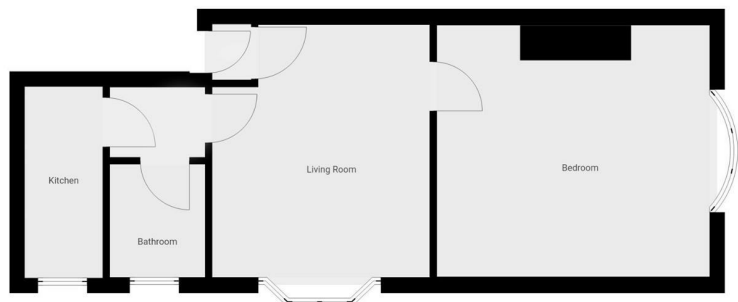
Bedroom 13'5" red. to 11'11" x 14'7" red. to 3'6" (4.10m red. to 3.64m x 4.45m red. to 1.09m)

Council Tax - TBC

Lease Information

The vendor informs us the property will be granted a 999 year lease upon completion with potential Share of Freehold to follow; Service charge is £115pcm inclusive of building insurance, no holiday lets are allowed with pets upon request and approval of the freeholder.

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.