



Instinct Guides You



## Glendinning Avenue, Weymouth £125,000

- No Onward Chain
- Allocated Parking
- Short Walk To Greenhill Beach
- Ground Floor Apartment
- Attractive Communal Garden
- Close To Town Centre & Bus Routes
- One Double Bedroom
- Close To Regular Bus Route



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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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Offered with NO ONWARD CHAIN this ONE BEDROOM GROUND FLOOR apartment with ALLOCATED PARKING is situated in the popular area of LODMOOR, just a short stroll from the Beach, Radipole Park Gardens, and a range of local amenities. The property further benefits from a large communal garden.

The property is accessed via a communal entrance hall leading to the front door of the apartment.

To the rear of the property is a generously sized living room, featuring a large window that offers pleasant views over the communal garden. A door from the living room leads through to the kitchen, which has fitted units and space for white goods.

Adjacent to the lounge is a spacious double bedroom, offering ample space for furniture. From here, there is access to the hallway which leads to the bathroom, fitted with a shower, toilet, wash basin, and an airing cupboard for additional storage.

Externally, residents can enjoy a large communal garden, providing a pleasant outdoor space to relax. The property also includes an allocated parking space.

**Lounge 11'5" x 15'1" (3.5m x 4.6m)**

**Kitchen 5'10" max x 9'2" max (1.8m max x 2.8m max )**

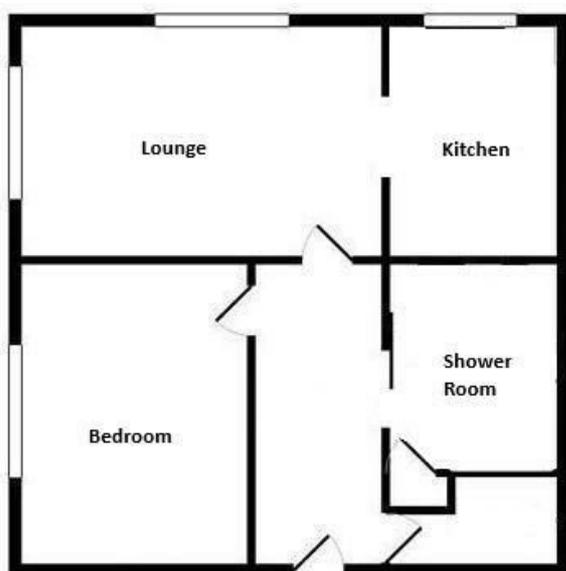
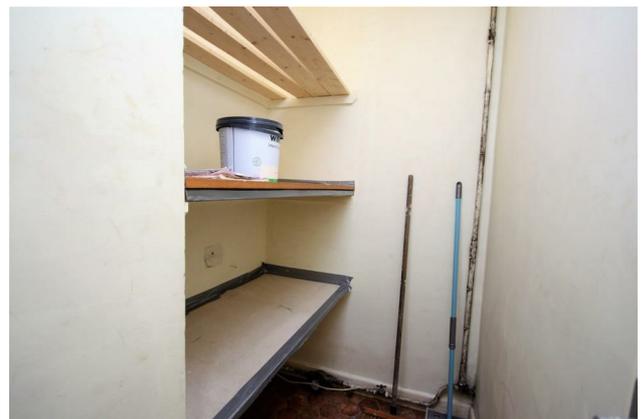
**Bedroom One 10'9" x 11'1" (3.3m x 3.4m)**

**Bathroom**

**Lease & Maintenance Information**

The vendor informs us there is a 1/9th share of freehold with 348 years remaining on the lease, the service charge is £130 per month and a yearly ground rent of £10, letting is permitted & pets are allowed on request.

We recommend these details are checked by a solicitor before incurring any 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.