



Instinct Guides You



## Glendinning Avenue, Weymouth £160,000

- No Onward Chain
- Two Double Bedrooms
- Spacious Dual Aspect Lounge/Diner With
- Off Road Parking
- Close To Town Centre & Lodmoor Hill
- Easy Access To Bus Route
- Long Lease - Share Of Freehold



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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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Wilson Tominey are delighted to present this well-maintained two double bedroom apartment with allocated parking, ideally situated just a short distance from the town centre and its wide range of amenities.

Located on the first floor and accessed via a communal staircase, the property opens into a generous hallway that provides access to all rooms. The heart of the home is the spacious lounge/dining room, offering ample space for a variety of furnishings and enjoying a bright dual aspect, enhanced by an attractive bay window.

Adjacent sits the well-appointed kitchen, fitted with a range of cabinetry and space for appliances. A charming angular bay window adds character and natural light to the space.

Both bedrooms are well-proportioned doubles, offering excellent versatility for those needing guest accommodation, a home office, or additional storage. The bathroom completes the apartment, featuring a modern white suite set against contemporary tiling.

Location - The property sits within easy reach of Weymouths vibrant town center & picturesque Harbourside. The train station servicing direct link to London Waterloo is within close proximity.



**Living/Dining Room 14'11" max x 12'11" max (4.56 max x 3.95 max)**

**Kitchen 9'8" x 5'0" (2.96 x 1.53)**

**Bedroom One 12'9" max x 9'3" max (3.90 max x 2.84 max )**

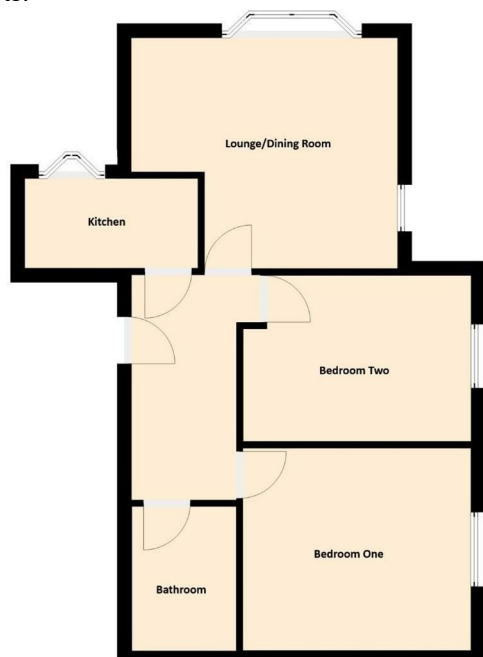
**Bedroom Two 12'9" max x 11'4" max (3.90 max x 3.46 max )**

**Bathroom 8'1" x 4'8" (2.47 x 1.43)**

**Lease & Maintenance Information**

The vendor informs us that the property has a 1/10th share of freehold with a remaining lease of 965 years, there is a ground rent of £25 per annum and a monthly service charge of £95, holiday lettings and pets are permitted.

We recommend that 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.