



Instinct Guides You



St. Leonards Road, Weymouth Guide Price £250,000

- Freehold Property Investment
- Three One Bedroom Apartments
- Centrally Located
- Close to Local Amenities
- Two Tenants In Situ
- Moments from Weymouth Harbour



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

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



A unique opportunity to acquire a **SUBSTANTIAL** freehold property positioned close to Weymouth town centre and beach with **THREE ONE BEDROOM APARTMENTS**. The occupied one bedroom apartments are all currently let out on shorthold tenancies.

Stepping inside, the hallway provides access to all flats. All three apartments are split across a further three levels, all comprising separate lounge, kitchen, bedroom and bathroom.

Apartment One is currently let at £420 pcm

Apartment Two is currently let at £445 pcm

Apartment Three is currently vacant

We can not verify: planning, building reg's, fire regs etc.



Room Dimensions

Flat 1 - Living Room 13'1" x 25'10" (max) (4.78 x 5.71 (max))

Flat 1 - Kitchen 11'11" x 9'8" (3.65 x 2.97)

Flat 1 - Bedroom 12'6" x 11'10" (3.82 x 3.63)

Flat 1 - Shower Room

Flat 2 - Bedroom 15'7" x 12'6" (4.75 x 3.82)

Flat 2 - Living Room 11'10" x 9'11" (3.63 x 3.04)

Flat 2 - Kitchen 11'1" x 8'0" (3.39 x 2.44)

Flat 2 - Bathroom 7'10" x 5'8" (2.41 x 1.75)

Flat 3 - Living Room 15'7" x 12'7" (4.76 x 3.84)

Flat 3 - Bedroom 14'8" x 11'9" (4.49 x 3.60)

Flat 3 - Kitchen 9'1" x 5'6" (2.79 x 1.68)

Flat 3 - Bathroom

Ground Floor



First Floor



Second Floor



Third Floor



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	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		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		

	Current	Potential
Very environmentally friendly - lower CO₂ emissions		
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(81-91) B		
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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.