Instinct Guides You



Stavordale Road, Weymouth
£165,000

- No Onward Chain
- Two Bedrooms
- Ensuite
- Parking
- Juliet Balcony
- Lift To All Floors
- Moments From Harbour
- Communal Gardens







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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 Property Ombudsman

Situated on the first floor of this purpose-built development in Stavordale Road, this spacious two bedroom purpose built apartment enjoys a particularly convenient position close to Weymouth town centre, marina and picturesque harbour, with the shops, restaurants and amenities of the town all within easy reach. Offered for sale with no onward chain, the property benefits from lift access, a Juliet balcony, two bathrooms including an en-suite, allocated parking and attractive communal gardens with a pergola and seating areas.

The accommodation is approached via a central entrance hall which provides access to all principal rooms and includes a useful built-in cupboard.

The living room is a particularly generous reception space with a Juliet balcony allowing plenty of natural light and ample room for both seating and additional furniture. The separate kitchen is positioned off the hallway and is fitted with a range of units and work surfaces with space for appliances.

Bedroom one is a good sized double bedroom and benefits from its own en-suite shower room. The second bedroom is also well proportioned and positioned on the opposite side of the apartment.

Completing the accommodation is the main bathroom, fitted with a bath and accompanying sanitary ware.

Outside, the property benefits from allocated parking together with communal gardens which provide pleasant areas to sit and relax, including a pergola and established seating areas. The location places Weymouth's marina, harbour and town centre close at hand, while the seafront and beach are also within easy reach.









Room Dimensions

Lounge 11'8" x 11'3" (3.57 x 3.45)

Kitchen 8'5" x 8'3" (2.58 x 2.54)

Bedroom One 10'4" x 9'3" (3.17 x 2.84)

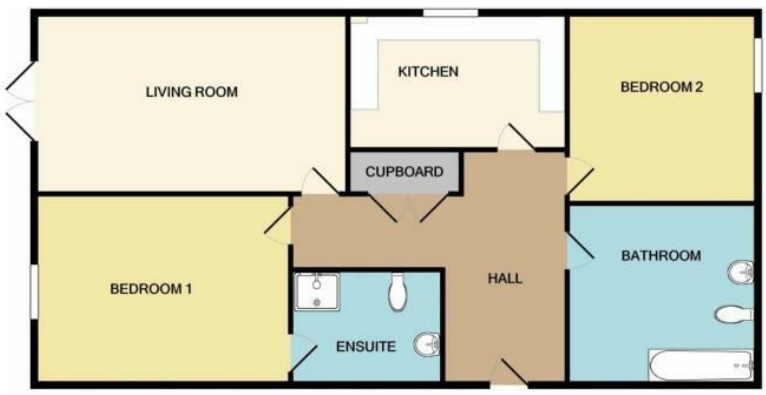
Ensuite

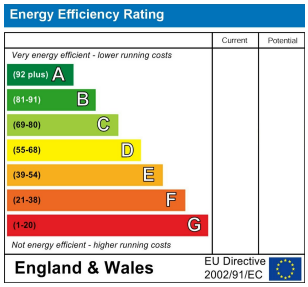
Bedroom Two 11'8" x 6'4" (3.57 x 1.94)

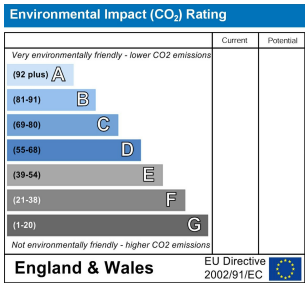
Lease & Maintenance Information

The vendor informs us that the there is a 99 year lease which commenced in 2004, service charge is £145 per month, ground rent is £250 p.a, pets are believed to be allowed allowed on request, currently unsure on holiday lettings being allowed.

We recommend details are verified by your solicitor before incurring any additional costs.







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.