



Instinct Guides You



Dorchester Road, Weymouth £200,000

- Beautifully Presented Throughout
- Close To Upwey Train Station
- Attractive Communal Gardens
- Two Double Bedrooms
- Close To Bus Route & Amenities
- Modern Kitchen & Shower Room
- Beautiful Country Walks Nearby
- First Floor Apartment



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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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A beautifully presented two-bedroom apartment featuring a modern kitchen/breakfast room, allocated parking and attractive communal gardens, offered for sale with no onward chain in the sought-after area of Old Broadway.

Set within the charming Caerleon Court — an attractive building comprising just five apartments — this spacious home offers well-designed accommodation with a bright and welcoming feel throughout.

Upon entering, you are greeted by a stylish kitchen/breakfast room and a central hallway with security entry system and skylight, creating an immediate sense of space and light. The kitchen is fitted with modern wall and base units, built-in oven, inset hob and extractor hood, along with space for essential appliances.

The recently fitted bathroom sits just beyond the kitchen and features contemporary patterned tiling, giving the room a fresh, modern finish. Opposite, the generous lounge/diner enjoys dual-aspect windows that flood the space with natural light and provide ample room for both seating and formal dining.

The main bedroom is a spacious double with dual-aspect windows and plenty of room for additional furniture. The second bedroom is also a comfortable double, offering flexible use for guests, a home office or additional living space.

Externally, residents benefit from well-maintained communal garden with a large lawn bordered by flower beds providing a peaceful outdoor setting. The property also includes an allocated parking space.

Living Room 17'9" x 11'2" (5.421 x 3.42)

Kitchen 11'1" x 7'11" (3.40 x 2.43)

Shower Room 6'11" x 6'11" (2.12 x 2.11)

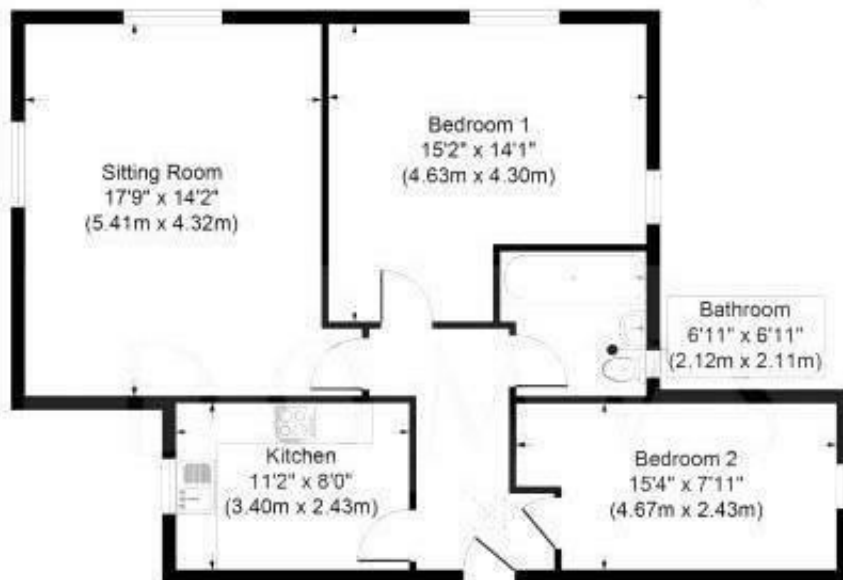
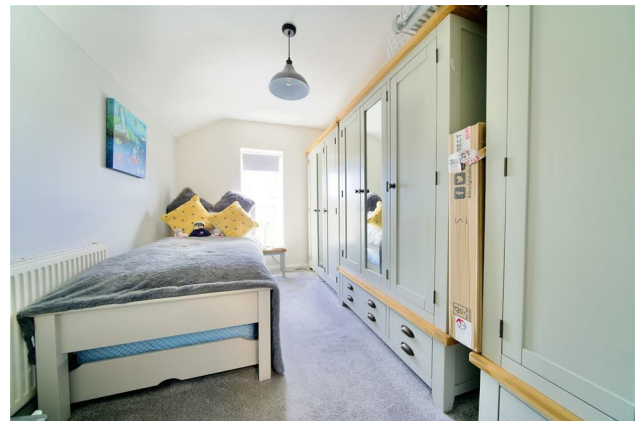
Bedroom One 15'2" max x 14'1" (4.63 max x 4.30)

Bedroom Two 15'3" x 7'11" (4.67 x 2.43)

Lease & Maintenance Information

The vendor informs us that there is a 999 year lease which commenced in 2004, the service charge is approx £850 p.a which includes buildings insurance, the property can be let on a shorthold tenancy basis but no for holiday lets.

We advise these details are confirmed by your solicitor before any additional expense is incurred.



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	71 79

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.