



Instinct Guides You



## King Street, Weymouth £275,000

- Penthouse Apartment
- Lift To All Floors
- Ensuite
- No Onward Chain
- Two Double Bedrooms
- Sea Views
- Kitchen/Breakfast Room
- Moments From Amenities



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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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Enjoying views across Weymouth beach and bay, this top-floor two double bedroom apartment occupies an enviable position just moments from the town centre and all its amenities. The property features two double bedrooms, a lift to all floors, an en-suite, no onward chain and generously proportioned accommodation throughout, making it an ideal coastal retreat, permanent residence or investment. The apartment also benefits from eligibility for holiday letting, presenting an excellent opportunity for those seeking a prime seaside asset.

Upon entering, an initial hallway and staircase lead up to the apartment, where the main hallway opens into an expansive lounge designed to take full advantage of the sea views. A large feature bay window adds charm and character, creating an environment ideal for relaxing or entertaining while enjoying some views of the beach and esplanade. The kitchen breakfast room is an impressive space providing ample storage and workspace with room for dining, complemented by dual skylights and bright décor that enhance the sense of space and vibrancy.

The principal bedroom benefits from an en-suite shower room, while the second double bedroom offers flexibility for guests or a home office. A further bathroom serves the property, fitted with a modern three-piece suite. Throughout, the accommodation feels airy and well presented, perfectly reflecting its coastal setting.

The home offers a superb opportunity being located so close to the water's edge and Jurassic Coast. Bus and Railway connections are close by, allowing easy access to nearby towns and a direct line to London Waterloo. A range of shops and eateries are all within a short walking distance of the apartment.



## Room Dimensions

Lounge 21'4" x 14'5" max (6.52 x 4.4 max)

Kitchen/Breakfast Room 15'9" x 10'5" (4.82 x 3.2)

Bedroom One 12'9" max x 12'9" (3.9 max x 3.89)

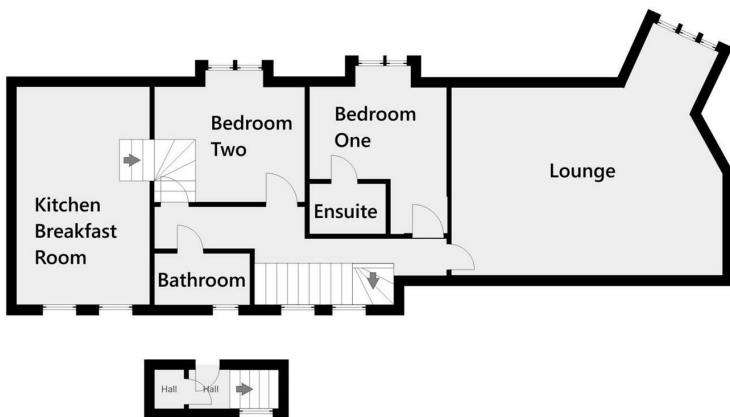
Bedroom Two 11'10" max x 11'5" (3.61 max x 3.49)

## Lease and Maintenance

The vendor informs us that the lease is 125 years from 2015, the ground rent is from £250 per annum, the service charge is not confirmed but expected at £2400 per annum, pets are considered upon request, residential and holiday lettings are both allowed.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.