



Instinct Guides You



## Lennox Street, Weymouth £110,000

- Close to beachfront
- Modern Kitchen and Shower room
- Period features
- Ground Floor Apartment
- Long Lease - Share Of Freehold
- Close walk to town centre, amenities and transport links
- No Onward Chain
- Open plan living space



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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 bright and airy ground floor apartment, beside the sea offered with no onward chain and featuring a spacious open-plan kitchen/living space. Ideally situated just a short stroll from Weymouth's Georgian seafront and its wealth of amenities, the property combines convenience with character.

A former grand period residence, now thoughtfully converted into seven apartments, the building retains much of its original charm. High ceilings, decorative cornicing, and elegant bay windows create a warm and welcoming atmosphere throughout.

At the heart of the home the open-plan kitchen/living area enjoys excellent natural light from a large bay window, enhancing the inviting feel of the space. With ample room for a variety of furnishings and a versatile layout, the area seamlessly incorporates a modern, fitted kitchen with units and space for white goods.

The shower room has been completed to a modern standard, complete with step-in shower, wash hand basin, and WC set against contemporary tiling.

The accommodation is completed by a well-proportioned double bedroom, benefitting from built-in wardrobes and another impressive bay window that floods the room with light while adding character and charm.

Location – The property occupies a superb position, well served by excellent transport links including both bus and train services, and surrounded by a wealth of shops, restaurants, and boutiques. Weymouth's beautiful golden sandy beach is just a short walk away, offering a captivating outlook and the perfect place to relax and enjoy coastal living.

**Kitchen/ Living Room 11'7" + bay x 11'2" (3.55 + bay x 3.42)**

**Bedroom 11'4" max x 7'8" + bay (3.46 max x 2.36 + bay)**

**Shower Room 7'5" max x 3'1" (2.27 max x 0.94)**

**Lease & Maintanance Information**

The vendor informs us that upon completion there will be a new 999 year lease with a 1/7th share of freehold, the maintenance charge is approximately £30pcm, no holiday letting is allowed however pets are considered upon request.

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) 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                     |         |           |
|                                             | 54      | 70        |

| 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.