



Instinct Guides You



Glendinning Avenue, Weymouth £125,000

- No Onward Chain
- Allocated Parking
- Short Walk To Greenhill Beach
- Ground Floor Apartment
- Attractive Communal Garden
- Close To Town Centre & Bus Routes
- One Double Bedroom
- Close To Regular Bus Route



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

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



Offered with NO ONWARD CHAIN this ONE BEDROOM GROUND FLOOR apartment with ALLOCATED PARKING is situated in the popular area of LODMOOR, just a short stroll from the Beach, Radipole Park Gardens, and a range of local amenities. The property further benefits from a large communal garden.

The property is accessed via a communal entrance hall leading to the front door of the apartment.

To the rear of the property is a generously sized living room, featuring a large window that offers pleasant views over the communal garden. A door from the living room leads through to the kitchen, which has fitted units and space for white goods.

Adjacent to the lounge is a spacious double bedroom, offering ample space for furniture. From here, there is access to the hallway which leads to the bathroom, fitted with a shower, toilet, wash basin, and an airing cupboard for additional storage.

Externally, residents can enjoy a large communal garden, providing a pleasant outdoor space to relax. The property also includes an allocated parking space.

Lounge 11'5" x 15'1" (3.5m x 4.6m)

Kitchen 5'10" max x 9'2" max (1.8m max x 2.8m max)

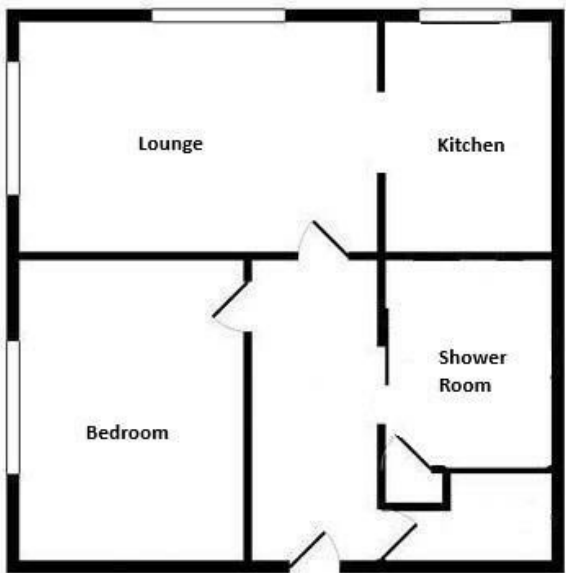
Bedroom One 10'9" x 11'1" (3.3m x 3.4m)

Bathroom

Lease & Maintenance Information

The vendor informs us there is a 1/9th share of freehold with 348 years remaining on the lease, the service charge is £130 per month and a yearly ground rent of £10, letting is permitted & pets are allowed on request.

We recommend these details are checked by a solicitor before incurring any 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	

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.