



Instinct Guides You



## 45 Oakbury Drive, Weymouth £210,000

- Beautifully Refurbished
- Two Double Bedrooms
- Ground Floor Apartment
- Open Plan Living Space
- Contemporary Kitchen & Bathroom
- Attractive Communal Grounds
- Garage At Rear
- Close To The Beautiful Preston Beach



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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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Welcome to this beautifully refurbished two-bedroom ground floor apartment with garage, offered with no onward chain and located in the sought-after area of Oakbury Drive, Preston. The property is just moments from the scenic Lodmoor Nature Reserve and the shores of Overcombe & Preston Beach, with nearby local amenities and convenient bus routes to both Weymouth and Dorchester.

Upon entry, you're welcomed into a generous lounge featuring a Westerly-facing window that fills the room with natural light and creates a bright, airy atmosphere. The room is open plan which seamlessly connects the living room to the kitchen which offers a range of wall and base units, integrated oven, hob and extractor, plus space for white goods and a dining area.

A central hallway connects the remaining living spaces, including two bedrooms and the bathroom. The principal bedroom is a comfortable double, overlooking the rear communal gardens and offering ample room for furnishings. The second bedroom includes built-in wardrobes and further storage, ideal for guests or working from home. The bathroom has been modernised with full tiling and includes a bath with shower over, wash hand basin and WC.

Externally, the apartment benefits from well-maintained communal gardens, a bin store, drying area, and a garage located in a block.

Room Dimensions

Lounge 17'10" x 11'8" (5.45 x 3.56)

Kitchen 13'2" x 9'5" (4.03 x 2.89)

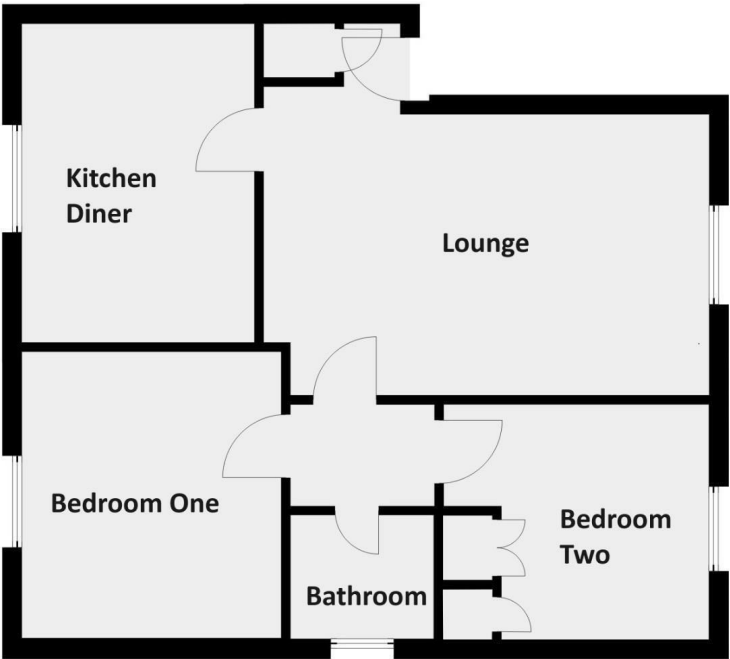
Bedroom One 11'10" x 10'5" (3.63 x 3.20)

Bedroom Two 9'11" x 8'7" (3.03 x 2.63)

Lease & Maintenance Information

The vendor informs us there there is a 999 year lease which commenced in 1965, the service charge is £800pa and a ground rent of £10pa, pets & holiday lettings are not permitted.

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



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		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.