



Instinct Guides You



## 6 Grosvenor Road, Weymouth Offers In Excess Of £130,000

- No Onward Chain
- 24/7 Careline System
- Residents Lounge
- Visitors Accommodation
- Local Amenities Nearby
- Lift Access
- Retirement Apartment
- Communal Gardens
- Laundry Facilities
- Level Walk To Beach & Town Centre



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



\*\*\*\* OVER 55'S ONLY \*\*\*\*

Offered with NO ONWARD CHAIN, a TWO BEDROOM, RETIREMENT APARTMENT located just minutes from WEYMOUTH BEACH & TOWN CENTRE. This SECOND FLOOR apartment benefits from LIFT ACCESS, a 24/7 CARELINE system, RESIDENTS LOUNGE, VISITORS ACCOMODATION & COMMUNAL GARDENS. With LOCAL AMENITIES and TRANSPORT LINKS close by, this property combines comfortable living with a friendly community to enjoy life by the sea!

Entering the property the accommodation is made up from two bedrooms, lounge, kitchen, dining room and bathroom. The bedrooms are both double rooms with bedroom one benefitting from built in wardrobes. The lounge is good size and flows through into the open space of the dining room, with ample room for a range of furniture. The kitchen, recently fitted benefits from an integrated oven and hob with plenty of storage. The bathroom, also recently fitted to a modern standard, comprises a bath with overhead shower, wash hand basin and W.C.

Externally there is parking available on site and access to the communal gardens through the residents lounge which has its own kitchen facilities also. There is also laundry facilities on site and a house manager available.

\*PLEASE NOTE THIS PROPERTY IS ELECTRIC ONLY\*

## Room Dimensions

Lounge 10'4" max x 10'0" max (3.16 max x 3.07 max)

Dining Room 10'6" max x 9'6" max (3.22 max x 2.91 max )

Kitchen 6'10" max x 5'6" max (2.09 max x 1.69 max)

Bedroom One 11'5" max x 8'9" (3.48 max x 2.69)

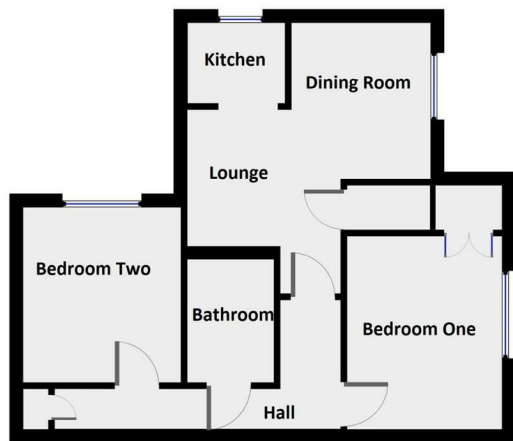
Bedroom Two 11'4" x 7'6" (3.46 x 2.29)

## Lease and Maintenance

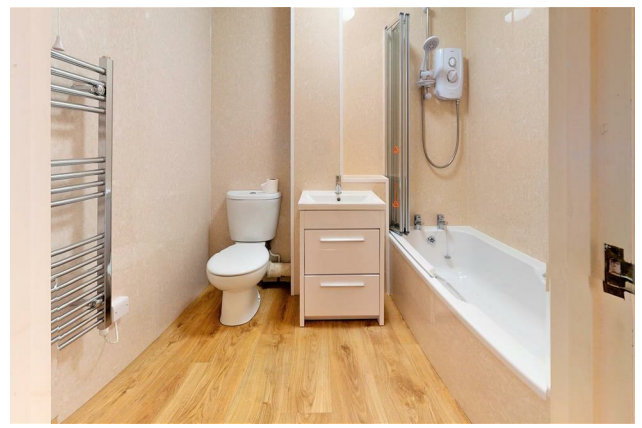
The vendor informs us that the lease is 125 years commenced 1987, Service charge is 6 monthly £1515.92 reviewed yearly including buildings insurance, ground rent is 6 monthly £109.16, letting is permitted, no holiday lets allowed and pets are permitted upon a request and subject to a minimal charge.

Please ensure all details are verified with your solicitors before any further costs are incurred.

**Current Council Tax Band B**



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENOPRA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



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.