



Instinct Guides You



Dorchester Road, Weymouth £150,000

- Ground Floor Corner Apartment
- Lodmoor
- Dual Aspect Lounge
- Well Presented
- Popular Location Of Lodmoor
- Easy Access To Beach
- Moments From Amenities
- On A Bus Route



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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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A well presented one double bedroom ground floor apartment, positioned superbly on a corner dual aspect within the established and popular location of Lodmoor. This spacious apartment enjoys a pleasant outlook over the communal gardens, all while being within a short walk of Weymouth's award winning beach and the town centre. A great range of local amenities are close by with a bus service on your doorstep.

Entering the apartment, a spacious hallway provides access to all rooms and benefits from a large storage cupboard. The main living space is a generous open plan lounge kitchen, offering a comfortable area for both relaxation and dining with a large bay window creating a light filled space. The kitchen is fitted with a range of eye level and base units with ample work surface, a four ring gas hob with built in oven, plumbing for a washing machine and space for a fridge freezer.

The bedroom is a well proportioned double room with a built in wardrobe and enjoys a pleasant outlook, with ample space for additional bedroom furnishings. The bathroom is fitted with a bath with shower over, wash hand basin and WC, presented in a clean and modern style.

The building benefits from a secure intercom entry system and well maintained communal areas. Externally there are communal grounds

Room Dimensions

Lounge/Diner 22'10" x 10'3" plus bay (6.96 x 3.13 plus bay)

Lounge Area 12'6" x 8'7" (3.83 x 2.63)

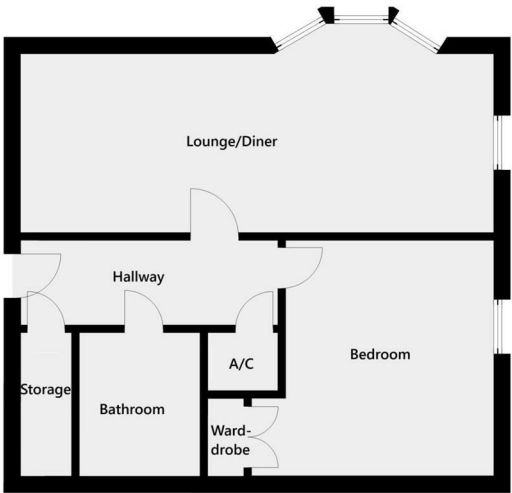
Kitchen Area 10'3" x 8'7" (3.13 x 2.63)

Bedroom 11'5" x 10'0" max (3.49 x 3.06 max)

Lease & Maintenance Information

The vendor informs us there is a 125 year lease with 115 years remaining, there is a £136.97 monthly service charge payable, letting is permitted, no holiday letting or pets are permitted.

Please ensure these details are verified by your solicitor before incurring any further 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.