Instinct Guides You



Dorchester Road, Weymouth
£220,000

- Beautifully Presented Throughout
- Two Double Bedrooms
- Living Room With Bay Window
- Open Plan Kitchen/Living Space
- Close To Schools, Bus Route & Amenities
- Large Hallway Cupboard
- Central Lodmoor Location
- First Floor Apartment With Lift Access







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.

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The Property Ombudsman

Wilson Tominey are delighted to offer this beautifully presented apartment, ideally positioned within the popular and convenient area of Lodmoor. This first-floor home features two double bedrooms, well-proportioned accommodation, an impressive open-plan kitchen/living area and a spacious modern bathroom.

The apartment is accessed via a communal entrance, with both stairs and lift access leading to the first floor. The entrance hall provides access to all principal rooms, along with useful storage and a contemporary bathroom.

Forming the heart of the home is the impressive open-plan kitchen/living area. The kitchen is fitted with a good range of cabinetry, ample work surfaces and integrated appliances, with space for a small dining table. The living area enjoys a bright dual aspect, offering plenty of room for a range of furniture, while the feature bay window adds character and floods the space with natural light.

There are two double bedrooms, each offering generous proportions and flexibility for a variety of furniture layouts. Bedroom one benefits from ample built-in storage, while bedroom two provides a comfortable second double room.

The accommodation is completed by a modern bathroom fitted with a bath with shower over, hand basin and W.C, all set against fresh white tiling.

The building benefits from a secure intercom entry system and well-maintained communal areas. Externally, there are communal grounds for residents to enjoy.

Room Dimensions

Kitchen/Living Area 21'9" x 9'4" + bay (6.65 x 2.85 + bay)

Bedroom One 10'7" x 9'9" (3.23 x 2.98)

Bedroom Two 14'6" x 8'3" max (4.44 x 2.54 max)

Bathroom 6'9" x 6'8" (2.06 x 2.04)

Lease & Maintenance Information

The vendor informs us there is a remaining lease length of 115 years, service charge and ground rent are to be confirmed, letting is not permitted, no holiday letting or pets are permitted.

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

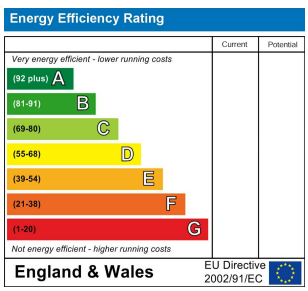


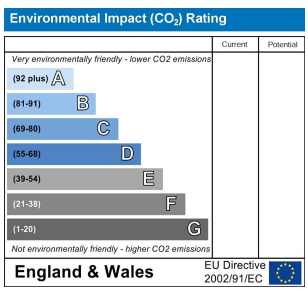


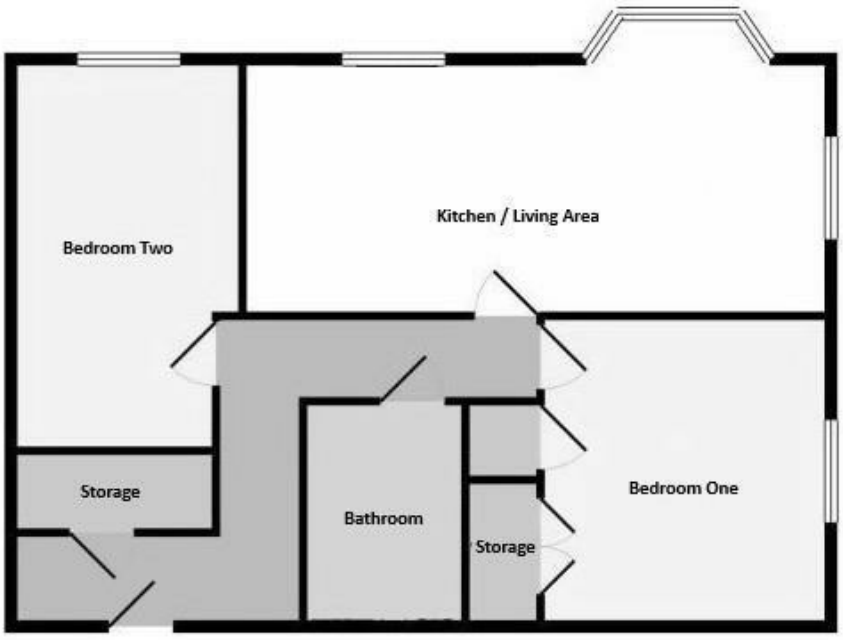












Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.