



Instinct Guides You



## 2 Gloucester Mews, Weymouth £170,000

- Allocated Secure Parking
- Two Double Bedrooms
- Close To Waters Edge
- Amenities & Town Center Nearby
- Well Presented
- Purpose Built Apartment
- Modern Bathroom
- Open plan Lounge/Kitchen



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

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



Welcome to a well-presented second-floor apartment, where seaside charm meets modern comfort. The property boasts two double bedrooms, a modern kitchen, and allocated, gated parking. Positioned just one road back from Weymouth's picturesque seafront this apartment is perfectly located to enjoy the best Weymouth has to offer. The property offers a fantastic first time buy, investment or secure second home for those wanting convenience close to the waters edge.

Stepping inside the secure entrance stairs rise to the second floor, above the hustle and bustle of the streets below. The property has a unique curvature giving the rooms an individual character. The open-plan lounge/kitchen is the hub of the home and offers ample room for furniture. Two curved windows allow plenty of natural light to illuminate the space and adds a charm to the main living area. The kitchen has a range of fitted units and space for appliances and benefits from a built-in oven/hob, washing machine and tumble dryer.

Both bedrooms are doubles in size and offer different perspectives due to the curvature. The bathroom has been modernized by the current owner and comprises a bath with shower over, wash hand basin, and W/C all tied together by decorative tiling.

Gloucester Mews is a purpose-built block of apartments just a minute's walk to the water's edge and the beautiful Georgian seafront. The apartment has one secure allocated parking in a gated car park below the building, unique for most properties in such close proximity to the seafront.



## Room Dimensions

**Lounge 13'9" x 10'4" (4.21 x 3.15)**

**Kitchen 8'1" x 7'1" (2.47 x 2.16)**

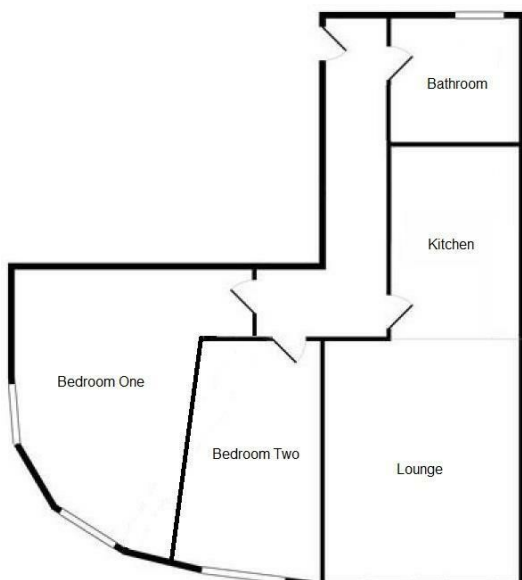
**Bedroom One 13'10" max x 12'0" max (4.23 max x 3.67 max)**

**Bedroom Two 11'0" max x 10'10" max (3.37 max x 3.31 max)**

## Lease & Maintenance Information

The vendor informs us the property has a 250 year lease which commenced 2004, the ground rent is approx £100pa, the current service charge is £1,686pa which is split into two six monthly payments of £843, lettings are permitted however both pets and holiday lets are forbidden.

We recommend these details are checked by a solicitor before incurring 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.