



Instinct Guides You



Gloucester Mews, Weymouth Asking Price £170,000

- Two Double Bedrooms
- Secure Parking
- Open Plan Living
- Weymouth Beach Round the Corner!
- Close to Public Transport
- En-suites to Both Bedrooms
- Masionette
- Purpose Built Block
- No Onward Chain



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



Well presented, DUPLEX TWO DOUBLE BEDROOM BOTH benefitting from EN-SUITE facilities. Located in a fantastic position moments from Weymouth's award winning beach and harbour. This PURPOSE BUILT MASONETTE apartment with OPEN PLAN LIVING and ALLOCATED SECURE PARKING. No onward chain.

A private entrance welcomes into this well-presented property, greeted by a practical hallway, useful to store coats before entering the spacious open-plan kitchen and living area, perfect for entertaining guests or simply relaxing after a long day. This is a bright space benefitting from a dual aspect in the form of two skylights and window to the front, allowing light to penetrate from the rooms extremities. The kitchen boasts a range of integrated appliances in the form of fridge/freezer, built in oven, hobs and extractor fan.

The two double bedrooms upstairs are both generously proportioned, with ample space for furnishings with each coming with their own en-suites, providing you with the utmost comfort and privacy. Additionally, there is a separate toilet on the landing for the convenience of your guests.

Conveniently situated just moments away from Weymouth's award-winning beach, historic harbour, and the breath-taking Jurassic coastline, this property offers you the best of coastal living. Leisurely strolls along the beach or enjoying fish and chips by the harbour on your doorstep, within the convenience of a purpose built apartment

Furthermore, the property boasts allocated secure parking for one vehicle, ensuring that you never have to worry about finding a parking spot after a long day out.

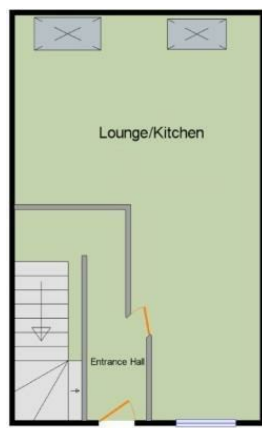
Don't miss out on this fantastic opportunity to own a practical property so close to Weymouth's core. With no onward chain, this maisonette is ready and waiting for you to make it your own.

Room Dimensions

- Living Room 16'3" x 12'5" (4.96 x 3.81)**
- Kitchen 13'6" x 8'7" (4.13 x 2.62)**
- Bedroom One 13'0" x 10'0" > 8'10" (3.97 x 3.07 > 2.71)**
- En-suite**
- Bedroom Two 11'5" x 8'7" (3.48 x 2.62)**
- En-suite**
- Toilet**

Lease and Maintenance Information

The vendor informs us that the property has a 240 year lease which commenced in 2004, service charge is £855 every 6 month, which also includes buildings insurance, ground rent is currently £100 p.a, pets are allowed, no holiday lets. We recommend details are verified by your solicitor before incurring any additional 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		79	79
		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.