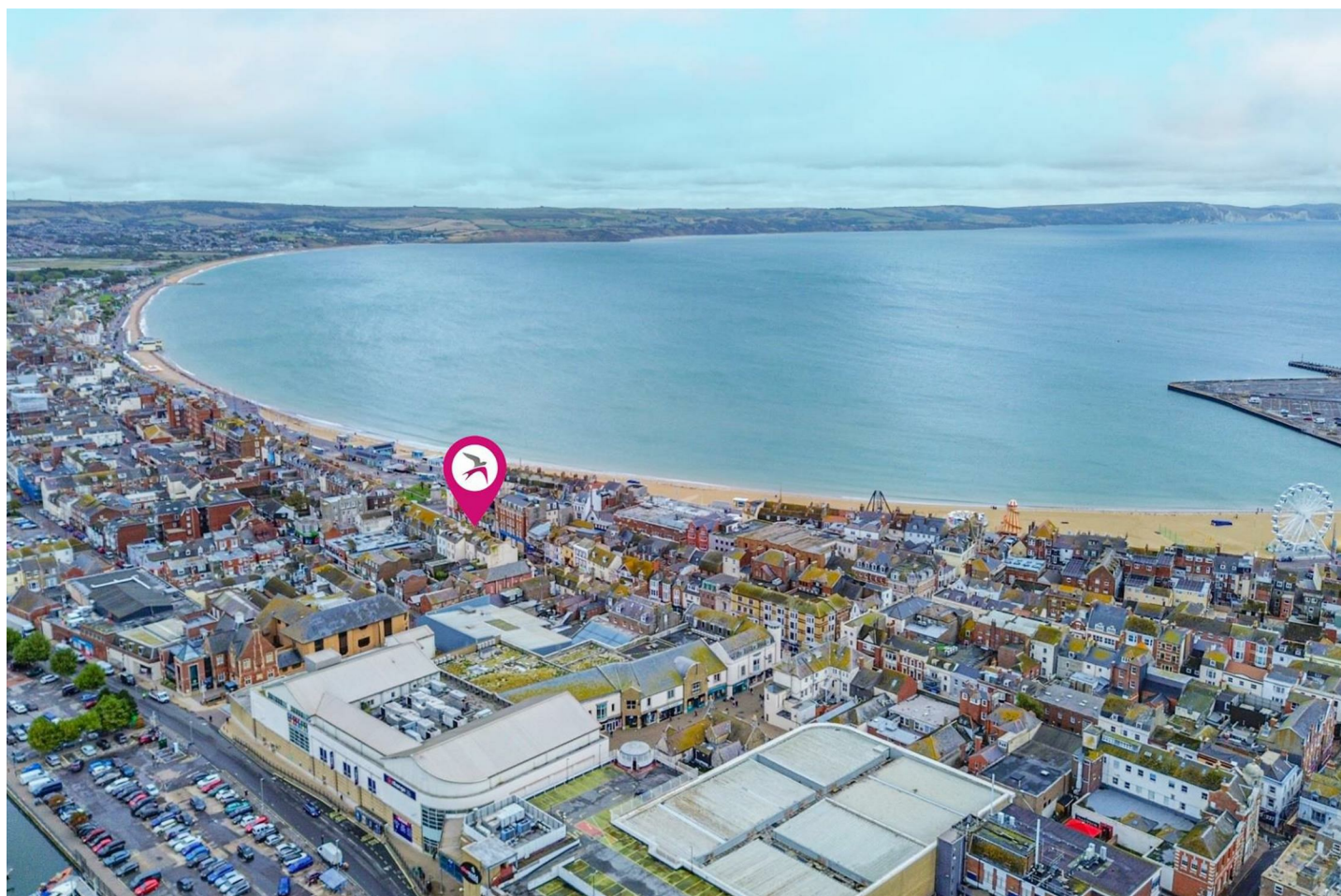




Instinct Guides You



Glocuester Mews, Weymouth £160,000

- Two Double Bedrooms
- Allocated Gated Parking
- Moments From Beachfront
- Modern Kitchen
- Close To Transport Links & Amenities
- Purpose Built Block
- Train Station Close By.



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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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Located in the popular coastal town of Weymouth, this attractive TOP FLOOR apartment at Gloucester Mews offers ALLOCATED PARKING comfortable living moments from the SEAFRONT, the town and mainline TRAIN. Set within a well-maintained building, the property is ideal for those seeking a bright and practical home close to the heart of Dorset's coastline.

The apartment opens into a central hallway that leads through to a spacious lounge and dining area, providing a comfortable and sociable space for entertainment. Adjacent to the lounge is the kitchen, fitted with a good range of contemporary units and work surfaces.

The apartment features two well-proportioned bedrooms. The main bedroom offers room for a double bed and additional furniture, while the second bedroom provides flexible space suitable for guests or as a study.

The bathroom, positioned centrally within the layout, is fitted with a white suite including a bath with overhead shower, basin and WC.

Gated secure allocated parking.

Room Dimensions

Kitchen 10'10" max x 6'6" max (3.31m max x 1.99m max)

Lounge/Diner 11'9" x 11'8" (3.59m x 3.56m)

Bedroom One 13'7" max x 7'11" (4.16m max x 2.43m)

Bedroom Two 9'10" x 6'6" (3.00m x 1.99m)

Bathroom 8'3" max x 4'10" max (2.53m max x 1.49m max)

Lease & Maintenance Information

The vendor informs us that the property has 102 years remaining on the lease, service charge is approximately £1300 a year, with buildings insurance approximately £650 a year, ground rent is currently £125 a year, holiday lets are not permitted.

We recommend details are verified by your solicitor before incurring any additional costs.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.