



Atlantic Court

AUSTIN 
ESTATE AGENTS

Atlantic Court

Gloucester Mews

Weymouth

Dorset

DT4 7DB

£170,000

SUMMARY

- Purpose Built Apartment
- First Floor
- Two Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen
- Modern Bathroom
- Gas Central Heating
- Double Glazing
- Secure Gated Parking
- Moments from Weymouth Seafront & Town Centre





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge 15' 9" x 14' 7" (4.80m x 4.45m)

Kitchen 8' 2" x 7' 3" (2.50m x 2.20m)

Bedroom One 10' 8" x 11' 0" (3.25m x 3.35m)

Bedroom Two 8' 2" x 7' 3" (2.50m x 2.20m)

Bathroom 7' 7" x 6' 5" (2.30m x 1.95m)

OUTSIDE

Allocated Parking Space

THE PROPERTY

We are delighted to bring to the market this purpose built, first floor, apartment situated moments away from Weymouth's Promenade and Seafront. The property benefits from double glazing, gas central heating, a spacious lounge / diner, modern fitted kitchen, two double bedrooms and modern bathroom. The apartment has the added advantage of a gated allocated parking space.

Access to the building is gained via a secure entrance door where stairs ascend to the first floor and the apartment is located. Within the apartment an entrance door leads into an inviting hallway with doors to the lounge / diner, bedrooms and bathroom. The lounge / diner is spacious with a double glazed window to the side aspect giving good natural light. An opening from the lounge naturally flows into the kitchen, which is tastefully fitted with a range of units, integral four ring gas hob, electric oven and concealed extractor with space for additional domestic appliances. A double glazed window gives natural light.

The apartment enjoys two bedrooms. Bedroom one is a well proportioned double room, whilst bedroom two is a good sized single. Both rooms are neutrally decorated and have natural light from side aspect double glazed windows. The bathroom is fitted with the modern suite comprising WC, pedestal wash hand basin and panelled bath with shower over and glass screen. Complementary tiling adds to the room's appeal.

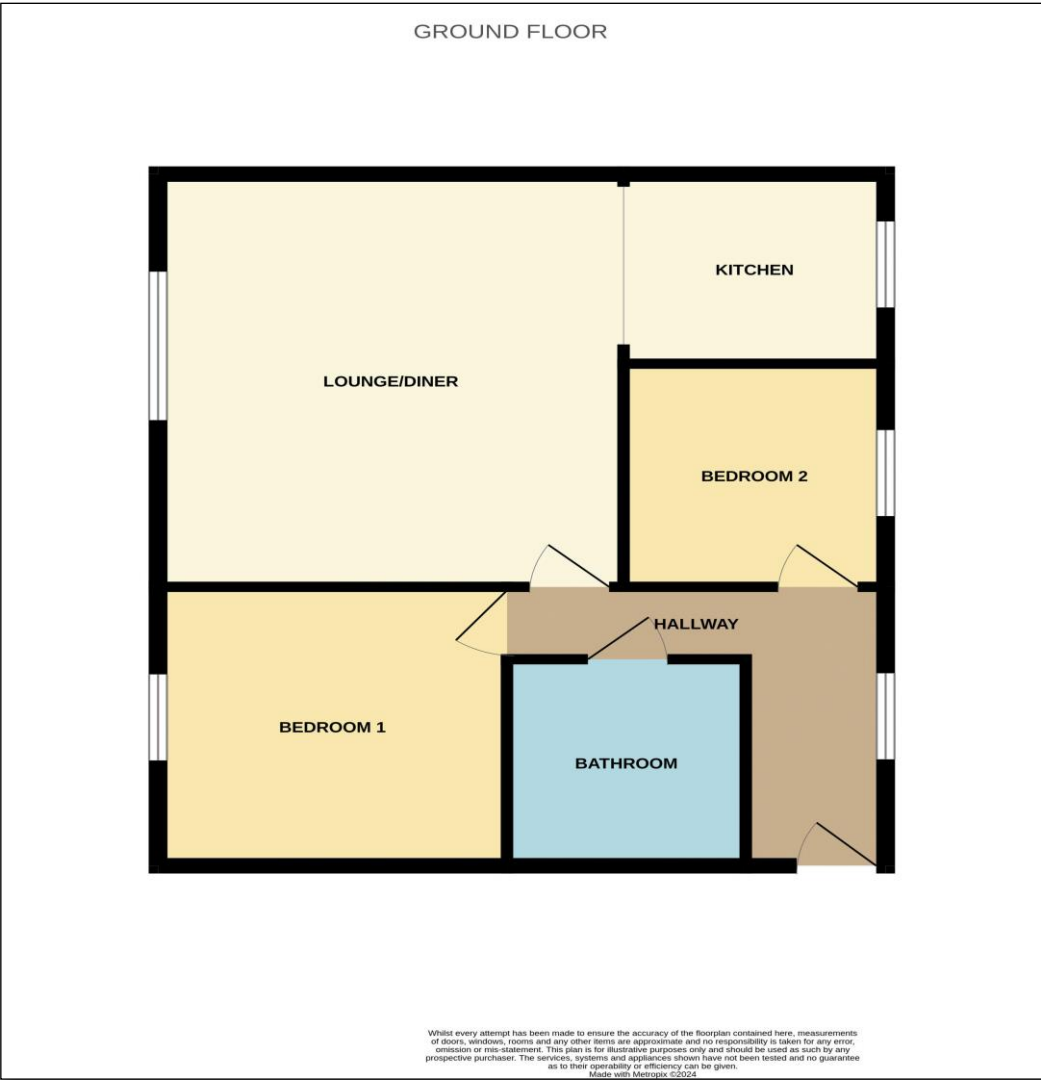
Externally, the property offers secure gated area which leads to the private allocated parking space as well as an undercover bin store.

The property is located moments away from the Esplanade and the award winning beach at Weymouth Bay. Weymouth Town Centre with its plethora of shops, cafes, bars and restaurants is also within close proximity. Transport links are favourable with bus routes to surrounding areas all within walking distance as is Weymouth mainline train station with links to London Waterloo and Bristol Temple Meads.

We have been informed that the lease has 102 years remaining. The annual service charge and ground rent are £1,278.00 and £125.00 respectively. Residential lettings are allowed. Holiday lets and pets are not permitted.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: C TENURE: Leasehold

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MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.