



Flat 4, 2 Gloucester Mews, Weymouth - DT4 7DA
£170,000



Flat 4

2 Gloucester Mews, Weymouth

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Beachfront location
- direct beach access
- open plan living area
- modern kitchen units with integrated appliances
- abundant natural light
- unique window and ceiling design
- modern bathrooms (including walk-in shower and bath-tub)
- spacious residents garage with secure parking
- central location with easy access to local amenities
- Town Centre Location





Master Bedroom

16' 9" x 9' 10" (5.10m x 3.00m)

Front aspect double bedroom with a double glazed window, a wall mounted radiator, double doors open into built-in wardrobe space with shelving and hanging rails and a door opening into the ensuite

En-suite

5' 7" x 4' 11" (1.70m x 1.50m)

Front aspect, partially tiled ensuite featuring obscured double glazed window, low-level WC, corner shower with handheld attachment and a hand wash basin with stainless mixer taps as well as wall and ceiling lighting and an extractor fan.

Bedroom 2

11' 10" x 7' 10" (3.60m x 2.40m)

Side aspect bedroom with a double glazed window.

Bathroom

6' 3" x 5' 7" (1.90m x 1.70m)

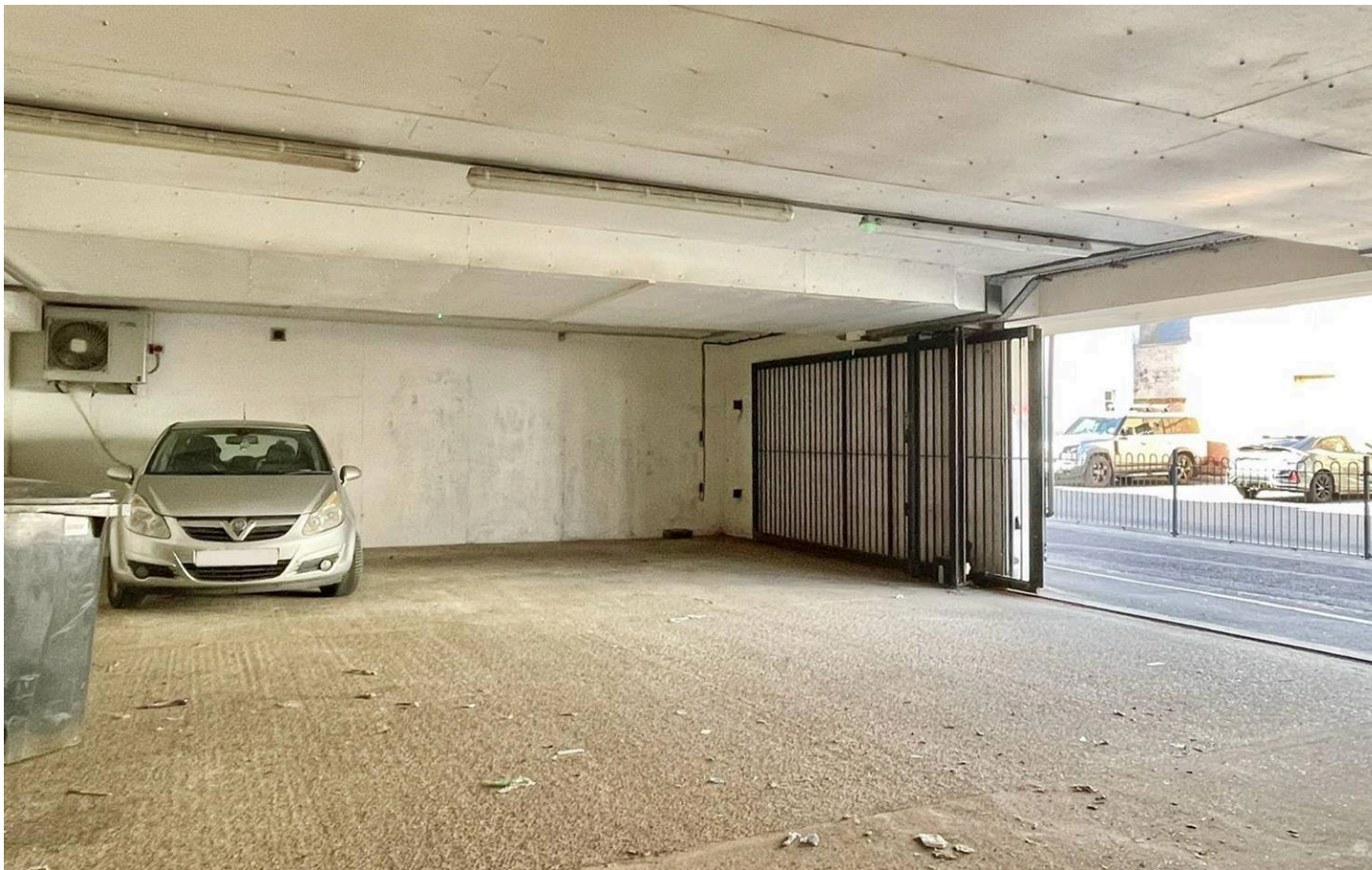
Rear aspect, partially tiled bathroom with an obscured double glazed window, and extractor fan, ceiling and wall lighting a low level WC a wall to wall bath tub with stainless taps and a hand wash basin with matching stainless taps



Open-Plan Living

28' 3" x 15' 1" (8.60m x 4.60m)

A generously proportioned and exceptionally stylish side aspect space with a kitchen area (3.7x2.5) comprising of; vinyl flooring, a range of eye and base level units with incorporated fridge freezer and oven as well as hob with extractor and additional space for white goods, a composite sink with stainless tap, boiler mounted on wall. The living/ entertaining space; (3.6x5.5) Carpets cover the floor space in this area while five double glazed windows provide extraordinary natural light, there is ample room for a living and a dining space.



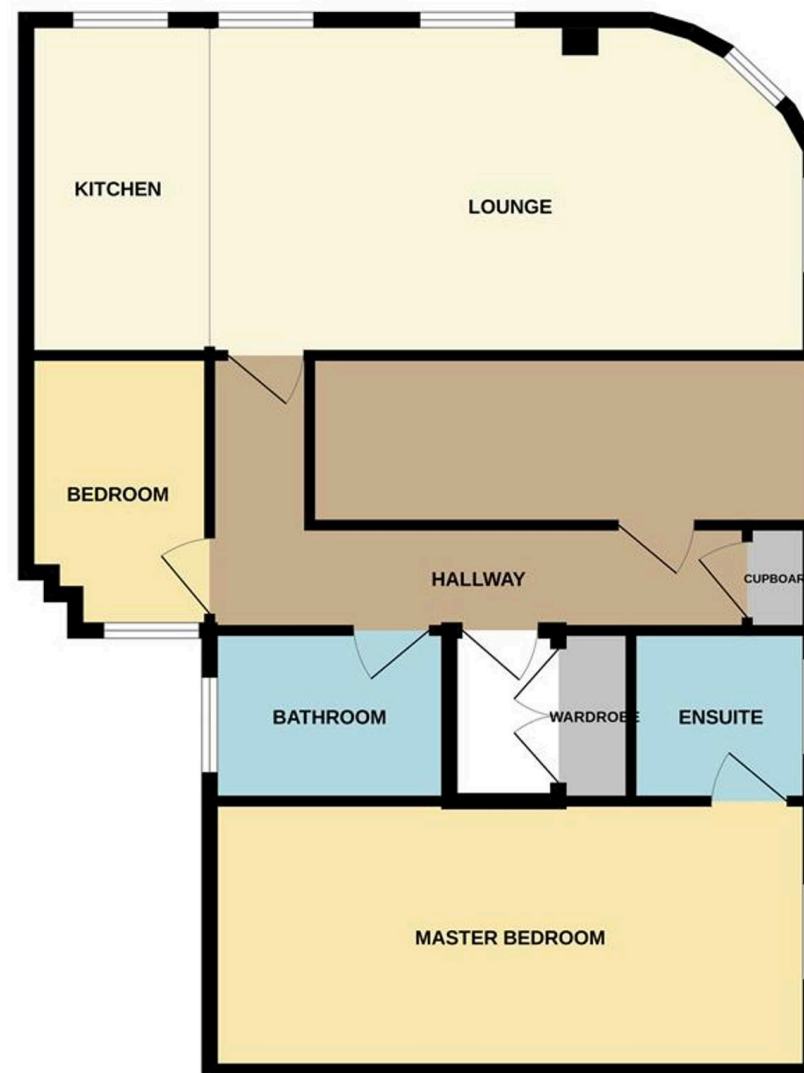
SECURE GATED

1 Parking Space

The property enjoys allocated parking within a secure, private undercover parking area which is alarmed and activated with a fob. This space also conveniently houses a bin store area.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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