



Gloucester Street | | Weymouth | DT4 7AP

Offers Over £140,000

BEAUMONT  JONES

**Gloucester Street |
Weymouth | DT4 7AP
Offers Over £140,000**

We are delighted to offer a well presented two bedroom first floor apartment just moments away from the beach and town centre. Offered with share of the freehold this well-presented flat offers a bay-fronted living room with some sea glimpses, modern kitchen, two bedrooms and a bathroom. This property is offered with no forward chain and would make an excellent first time purchase, viewing is a must to be appreciated.

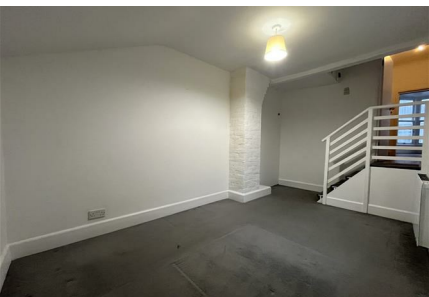
- Two Bedroom First Floor Apartment
- Well-Presented Throughout
- Moments Away From The Beach & Town Centre
- Offered with No Forward Chain
- Bay-Fronted Living Room with Some Sea Glimpses
- Perfect First Time Purchase

Full Description

Entrance into the building is via a wooden secure communal door leading into a well-presented communal hall with stairs rising to the first floor. Entrance into flat two is located on the first floor with door opening into the welcoming hallway with doors opening through to the living room, master bedroom and bathroom. The spacious living room offers a large front aspect bay window with sea glimpses, wall mounted heater, feature fireplace, door into bedroom two and an opening into a modern kitchen. Eye and base level units with work surfaces over, sink unit, integral oven with inset four ring electric hob and extractor hood over, space and plumbing for



This well-presented two bedroom first floor apartment is located just moments away from the beach and town centre.



a washing machine, space for a fridge/freezer and partially tiled around. Bedroom two could also be used as an office space offering a front aspect double glazed window and a wall mounted heater.

The master bedroom is accessed off the hallway with a couple of steps down into the generously sized bedroom offering ample space for bedroom furniture, wall mounted electric heater and two side aspect double glazed windows. The bathroom is fully tiled around offering a p shape bath with wall mounted mixer shower over, low level WC, wash hand basin and a rear aspect double glazed window.

Centrally located with all of Weymouth's picturesque destinations on the doorstep. Positioned just off The Esplanade, moments from Weymouth's award-winning sandy beach and the charming working harbour, A short stroll away is a choice of bistros, restaurants and pubs.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band A. Services: -Mains electric & drainage.

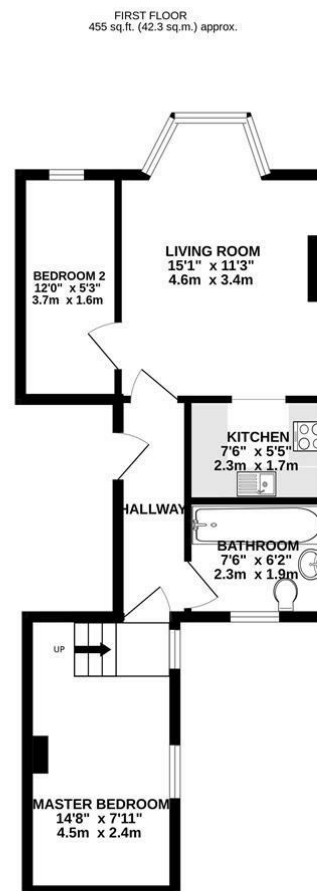
Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

We value more than your property



TOTAL FLOOR AREA: 455 sq.ft. (42.3 sq.m.) approx.
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.
Made with Metropix C2026

33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk