



Gloucester Lodge, The Esplanade | | Weymouth | DT4 7AU

Offers Over £180,000

BEAUMONT  JONES

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Offered with no onward chain, we are delighted to offer a spacious two bedroom third floor flat within the beautiful character grade II listed building of Gloucester Lodge. Located on The Esplanade, just a stones throw from the beach and town centre this flat offers an allocated off road parking space within the car park to the rear of the building, lift access to all floors, spacious hall, two double bedrooms, living room, modern bathroom suite and a generous sized kitchen. This would make an excellent investment/holiday home/downsize to apartment living.

- Spacious Two Bedroom Third Floor Flat
- Lift Access To All Floors
- Allocated off Road Parking
- Grand Communal Entrance
- Beautiful Grade II Listed Building
- Share of The Freehold
- Stones Throw From The Beach & Town Centre
- Offered With No Onward Chain
- In Need of Some Internal Modernisation

Full Description

Entrance into this beautiful grand building is via steps rising up to the main secure communal door leading into a beautiful and spacious communal hall with grand staircases and lift rising to all floor. Flat 14 is located on the third floor. Entrance leads in to a spacious hall with a built-in airing cupboard and doors lead through to the main principle rooms. The generous sized living room has a box bay sash window with secondary glazing, feature fireplace and plenty of space for furniture. The spacious kitchen has a range of eye and base level units with work surfaces over, integral oven with inset four ring electric hob and extractor fan over, space and plumbing for a washing machine, dishwasher and under counter fridge and a rear aspect box bay sash window



Beautiful grade II listed character building located on Weymouth's Esplanade with allocated off road parking.



with secondary glazing.

The master bedroom is a generous sized double with rear aspect sash windows with secondary glazing, plenty of space for a double bed and furniture. Bedroom two is a small double/well-proportioned single offering a box bay sash window with secondary glazing. The modern bathroom comprises a suite including a panel enclosed bath with shower attachment over, low level WC, wash hand basin and rear aspect sash windows with secondary glazing.

Outside offers an allocated off road parking space for one car located within a car park to the rear of the building. The main front entrance has sea views. The flat is located at the rear of the building.

Centrally located with all of Weymouth's picturesque destinations on the doorstep. Positioned on The Esplanade, directly opposite Weymouth's award-winning sandy beach. A short stroll away is the vibrant Hope Square with iconic Brewery building offering a great choice of bistros, restaurants and pubs. The town centre is also a short walk away, offering a good variety of shops, restaurants and cafes.

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

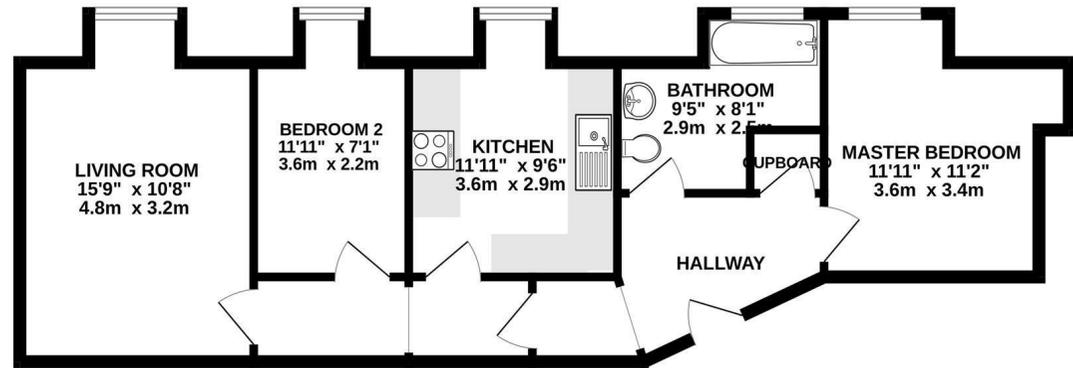
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

THIRD FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.2 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.
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We value more than your property