



Gloucester Mews, Weymouth, DT4 7DB

Asking Price Of £155,000 Leasehold

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- Upper Floor Apartment
- Two Bedrooms
- Secure Gated Parking
- Yards from Weymouth Seafront
- No Onward Chain
- Service Charge £487.32 pa
- Ground Rent £125 pa



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



This property occupies a convenient location at Gloucester Mews within yards of Weymouth Train Station, Town Centre, Marina and Beaches.

Positioned on the upper floor of this purpose-built block of flats the property is being offered for sale with no onward chain. Providing well bright and proportioned accommodation throughout the property benefits from secure gated parking and entrance security phone. With a good-sized lounge, fitted kitchen, modern bathroom and two bedrooms viewing is highly recommended.

ENTRANCE HALL

LOUNGE/DINER 12' 9" x 12' 3" (3.89m x 3.73m)

KITCHEN 11' 5" x 10' (3.48m x 3.05m)

BATHROOM

BEDROOM 14' 1" x 8' 4" (4.29m x 2.54m)

BEDROOM 10' 2" x 6' 10" (3.1m x 2.08m)

ALLOCATED PARKING

LEASE We have been informed that the property is Leasehold with approximately 105 years remaining on the lease, Service Charge £487.32 pa. Ground Rent £125 pa.

We recommend that all lease information is checked via a legal representative.

Property Type: Upper Floor Purpose Built Apartment

Property construction: Standard

Mains Gas

Mains Water & Sewage: Supplied by Wessex Water

Heating: Gas

Broadband Networks in the area

Openreach, Jurassic Fibre

Superfast Fibre Broadband, Standard Broadband

Mobile Network Availability in this area

O2

Three

Vodafone

EE

We recommend checking Broadband speeds via Ofcom Checker

We recommend checking Mobile phone coverage via Ofcom Checker





Total Area: 53.6 m² ... 577 ft²

All measurements are approximate and for display purposes only

Martin & Co Weymouth

2 St Thomas Street • Weymouth • DT4 8EW
T: 01305775504 • E: weymouth@martinco.com

01305775504

<http://www.martinco.com>

MARTIN & CO

Accuracy: 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.