



Gloucester Close

Charlestown

Weymouth

Dorset

DT4 9TN

Offers over £150,000

SUMMARY

- Purpose Built First Floor Apartment
- One Double Bedroom
- Open Plan Lounge/Kitchen
- Family Bathroom
- Private Front Door
- Off Road Parking
- Ideal Investment or First Time Purchase
- Well Presented Throughout
- Highly Popular Residential Location
- Close To Schools & Amenities





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch & Lobby

FIRST FLOOR

First Floor Landing

Open Plan Lounge / Kitchen 17' 10" x 11' 1" (5.44m x 3.37m)

Bedroom One 9' 8" x 10' 0" plus wardrobes (2.95m x 3.06m plus wardrobes)

Bathroom 7' 11" x 4' 11" (2.41m x 1.50m)

OUTSIDE

Driveway

THE PROPERTY

We are delighted to offer to the market a purpose built, first floor apartment. This ideal first time purchase or investment benefits from its own private entrance, open plan front aspect lounge/kitchen, double bedroom, modern fitted bathroom, electric heating and double glazing throughout. Externally the property has the added advantage of off road parking to the front.

Access is gained via the property's own private entrance, where access leads to a porch area, ideal for coats and shoes. From the porch stairs rise to the first floor. This light and airy, well presented, apartment boasts a large front aspect open plan lounge/kitchen. The kitchen area offers a wide range of matching eye and base level storage cupboards, integral oven, hob and fridge/freezer with space for a free standing washing machine. The lounge area is a deceptively spacious area, with a large front aspect window, allowing ample amounts of natural light to flood the room.

The double bedroom is of rear aspect and is fitted with stylish floor to ceiling sliding door wardrobes. To complete the accommodation is the bathroom comprising a modern suite with 'p' shaped bath and shower over, wash hand basin and WC.

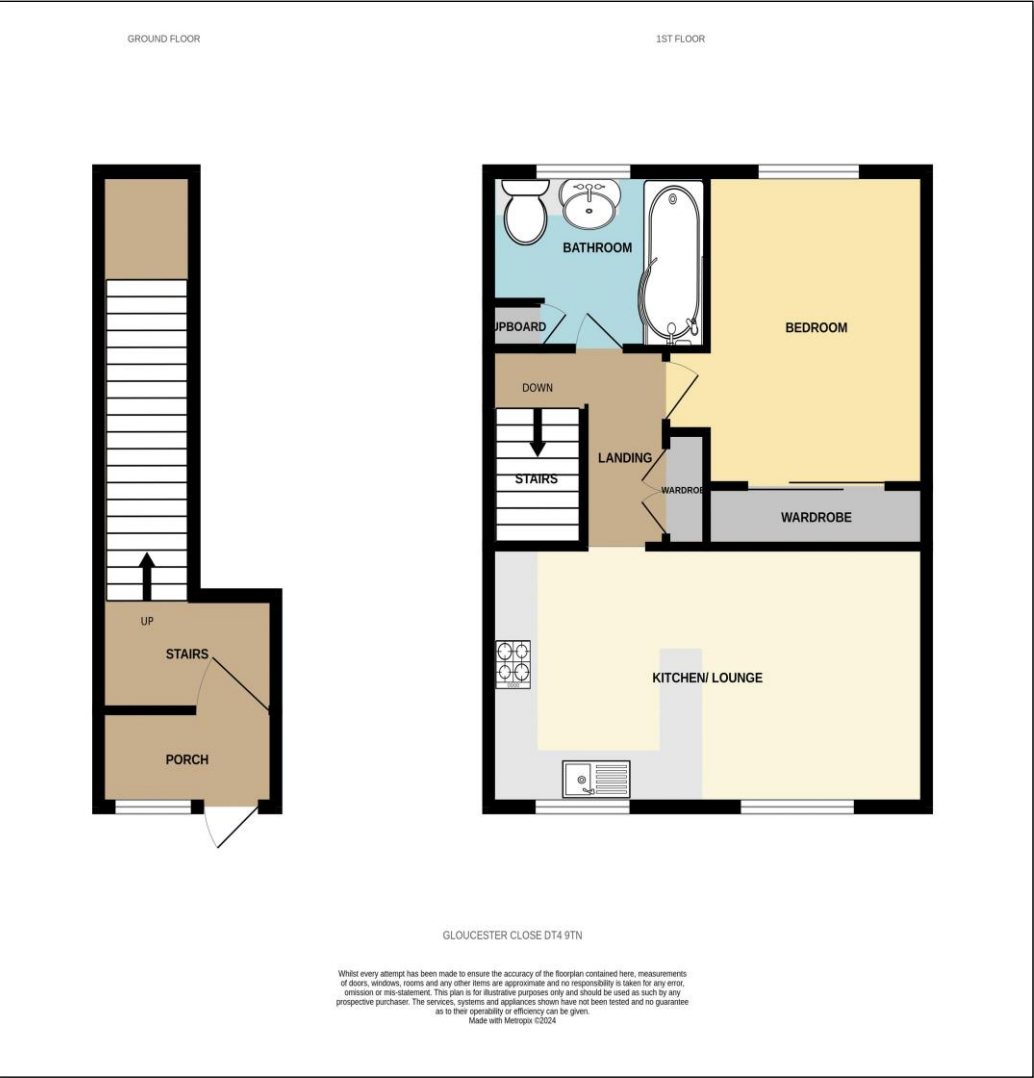
Externally to the front of the property there is a hard standing driveway.

The property is located in Charlestown area of Weymouth. Local shops and amenities, including regular bus routes are close to hand along the Chickerell Road, as well as a well regarded secondary academy. The South West Coast Path is a short walk away providing beautiful scenic walks along this World Heritage coastline.

For further information, or to make an appointment to view, please call the team at Austin Estate Agents.

The vendor informs us that the apartment is share of freehold with 949 years remaining on the lease. The service charge is £480.00 per annum. Residential lettings and pets are permitted. Holiday lets are not allowed.

FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: A TENURE: Share of Freehold

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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.