



AUSTIN   
ESTATE AGENTS

## Atlantic Court

Gloucester Mews

Weymouth

Dorset

DT4 7DB

**Offers in Excess of £142,500**

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### SUMMARY

- Second Floor Apartment
- Two Bedrooms
- Open Plan Living / Kitchen
- Modern Fitted Kitchen
- Double Glazing
- Gas Central Heating
- Secure Allocated Parking
- Close Proximity to Weymouth Town Centre
- Moments from Weymouth Esplanade & Seafront
- No Onward Chain





## SUMMARY OF ACCOMMODATION

### APARTMENT

Entrance Hallway

Lounge / Dining Room 15' 8" x 11' 3" (4.77m x 3.42m)

Kitchen Area 5' 10" x 6' 11" (1.77m x 2.11m)

Bedroom One 13' 1" x 8' 3" (3.99m x 2.52m)

Bedroom Two 12' 2" x 6' 0" (3.71m x 1.82m)

Bathroom 5' 10" x 6' 9" (1.78m x 2.07m)

### OUTSIDE

Secure Gated Allocated Parking

## THE PROPERTY

We are delighted to bring to the market this purpose built, second floor, apartment situated moments away from Weymouth's Promenade and Seafront. The property is offered for sale with no onward chain and further benefits from double glazing, gas central heating, an open plan lounge / diner / kitchen, two bedrooms and modern bathroom. The apartment has the added advantage of a gated allocated parking space.

Access to the building is gained via a secure entrance door where stairs ascend to the second floor and the apartment is located. Within the apartment an entrance door leads into an inviting hallway with doors to the lounge / diner / kitchen, bedrooms and bathroom. The open plan lounge / kitchen / diner is spacious with a double glazed window to the front aspect giving good natural light. An opening from the lounge naturally flows into the kitchen, which is tastefully fitted with a range of units, integral four ring gas hob, electric oven and concealed extractor with space for additional domestic appliances.

The apartment enjoys two bedrooms. Bedroom one is a well proportioned double room with dual aspect windows, whilst bedroom two is a good sized single. Both rooms are neutrally decorated. The bathroom is fitted with the modern suite comprising WC, pedestal wash hand basin and panelled bath with shower over and glass screen. Complementary tiling adds to the room's appeal.

Externally, the property offers a secure gated area which leads to the private allocated parking space as well as an undercover bin store.

The property is located moments away from the Esplanade and the award winning beach at Weymouth Bay. Weymouth Town Centre with its plethora of shops, cafes, bars and restaurants is also within close proximity. Transport links are favourable with bus routes to surrounding areas all within walking distance as is Weymouth mainline train station with links to London Waterloo and Bristol Temple Meads.

For further information, or to make an appointment to view, please contact Austin Estate Agents.

We have been informed that the lease has 102 years remaining. The annual service charge and ground rent are £1,278.00 and £125.00 respectively. Residential lettings are allowed. Holiday lets and pets are not permitted.



**FLOORPLAN:**



**LOCATION:**



**EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX RATING: C      TENURE: Leasehold**

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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.