



Granary Wharf, Commercial Road | | Weymouth | DT4 8AL

**Offers Over £145,000**

BEAUMONT  JONES



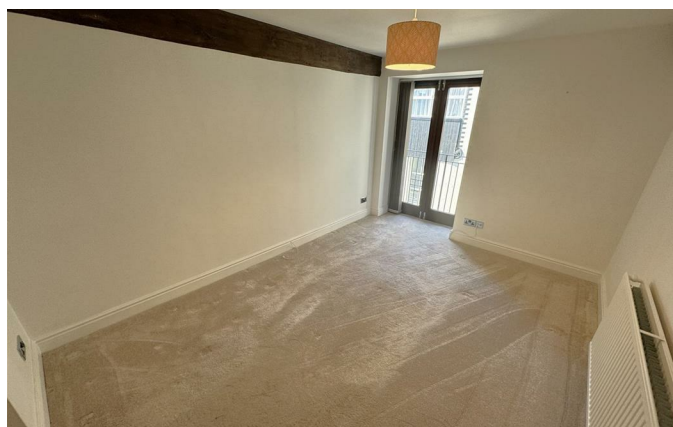
**Granary Wharf, Commercial Road |  
Weymouth | DT4 8AL  
Offers Over £145,000**

We are delighted to offer with no onward chain a one double bedroom first floor apartment located within the converted old Granary, Granary Wharf positioned on the harbour front. This would make an excellent holiday home/first time purchase offering a Juliet balcony with some marina views, lounge opening into a modern kitchen, double bedroom with fitted wardrobes and a modern bathroom.

- Converted Granary
- Lift Access to All Floors
- Immaculate Throughout
- Ideal Holiday Home/First Time Purchase
- Positioned on The Harbour Front
- One Double Bedroom
- Juliet Balcony with Marina Glimpses
- No Forward Chain

**Full Description**

Granary Wharf is positioned along the harbour front, a converted Granary retaining lots of original features within the communal areas. Entrance into the building is via a front aspect wooden glazed security door leading into a welcoming communal hallway with wall mounted post boxes for each apartment, stairs and lift access to all floors. Apartment 4 is located to the rear of the building on the first floor with entrance via a wooden door leading into a hallway with a wall mounted radiator, wall mounted telephone entry system and doors lead through to the main principle rooms. The living room offers rear aspect double wooden glazed doors opening out onto a Juliet balcony with marina glimpses, wall mounted radiator and an archway leads





Positioned along the harbour front is this well presented one double bedroom first floor apartment with lift access to all floors.



through to the modern fitted kitchen. The kitchen offers eye and base level units with work surfaces over, integral electric oven with inset four ring gas hob and extractor fan over, space and plumbing for a washing machine and space for a fridge/freezer. The double bedroom offers a rear aspect wooden glazed window, fitted wardrobes, built in cupboard housing the gas combi boiler and a wall mounted radiator. The internal bathroom offers a panel enclosed bath with shower attachment over, low level WC, wash hand basin and fully tiled walls.

Outside there is a communal bin store located to the front of the building.

The property is positioned on Commercial Road along the harbour front just moments away from the town centre, beach, Brewers Quay and The Nothe. There are various restaurants, public houses and take away establishments making this the perfect lock up and leave holiday home.


Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band B. Services: - Gas central heating. 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.

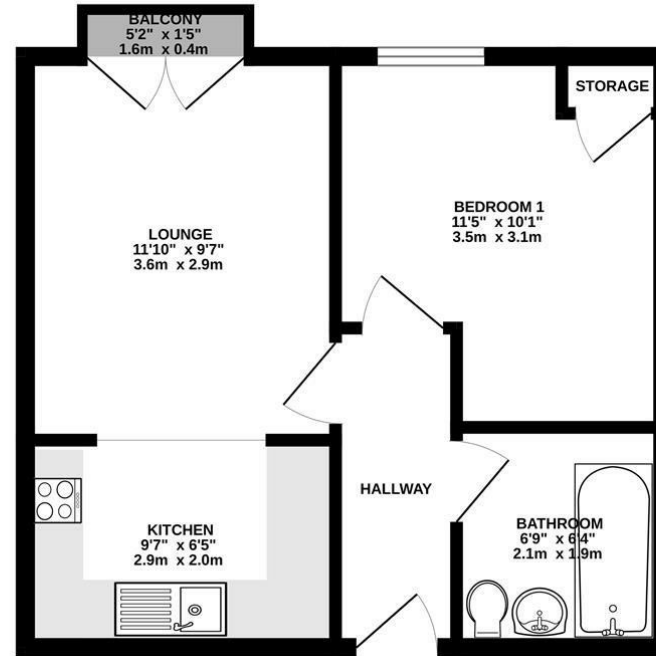
Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>79</b>	<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

GROUND FLOOR  
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 358 sq.ft. (33.2 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*