



**Connells**

Granby Close  
Weymouth



# Granby Close Weymouth DT4 0SP

for sale offers over  
**£180,000**



## Property Description

Connells Weymouth are pleased to bring to the market this fantastic purpose built first floor apartment that offers two large double bedrooms with potential for a home office/hobbies room. Also featuring a spacious living room with hillside views, kitchen and bathroom. The property benefits further from an attractive garden with two large storage sheds, one with mains power as well as your own private access.

Located just a 10 minute walk to the Fleet with access to the Fleet Lagoon and views across Chesil beach to

the Sea. 20min walk to the Radipole bird reserve, Harbour, town centre and beach. Fantastic

access to all amenities, bus routes and cycle paths. 30 minute walk to Portland Port.

## Entrance

Your own private entrance access via steps to the side of the building. Stairs to the front door.

## Hallway

Doors to all rooms, light fitting, storage cupboard which houses the water tank. Wall mounted heating controls. Loft access with pull down ladder. Carpeted. Wall mounted radiator.

## Living Room

15' 1" x 11' 10" ( 4.60m x 3.61m )

A spacious living room which is fully carpeted. Rear aspect double glazed window, enjoys a Southerly Aspect. Carpeted. Television point. Power points.

## Kitchen

9' 6" x 9' 5" ( 2.90m x 2.87m )

Stunning high gloss fully fitted kitchen, with a range of wall and base units with worksurfaces over. Integrated double oven, AEG induction hob, extractor hood and sink with mixer tap over. Space for washing machine, fridge/freezer and plumbing/ space for a slimline dishwasher. Windows to the rear and side aspects. Spotlights. Brushed chrome power points.

## Bedroom One

15' 3" x 12' 10" ( 4.65m x 3.91m )

A large master bedroom offering plenty of floor space and two double glazed windows to the front aspect. Wall mounted radiator and light fitting. Built in storage cupboard. Carpeted. Power points.



## Bedroom Two

12' 10" x 11' 10" ( 3.91m x 3.61m )

A second, large double bedroom. Fully carpeted, light fitting, wall mounted radiator and window to the front aspect.

## Bathroom

An attractive modern bathroom comprising low level WC, wash hand basin and bath with shower over. Vinyl flooring and partly tiled walls. Window to the rear aspect. Wall mounted heated towel rail. Extractor fan.

## Outside

### Southerly Rear Garden

The garden is located to the rear of the apartment via a sloped access. The secure garden is laid to artificial grass with a variety of shrubs and plants. Rear access which leads to Chickerell road. The garden is south facing, beautifully sunny and also offers access to a brick built store, perfect for storing bicycles as well as a further timber built storage shed/workshop (8' x 10') which has mains power.

## Lease Length & Charges

The vendor informs us that there is a 125 year lease which commenced 1997, with approximately 97 years remaining, service charge is £500 pa and ground rent is £10 pa.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01305 770 333**  
**E [weymouth@connells.co.uk](mailto:weymouth@connells.co.uk)**

84 St. Thomas Street  
 WEYMOUTH DT4 8EN

EPC Rating: C Council Tax  
 Band: A

Service Charge: 500.00 Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WEY309517](http://connells.co.uk/Property/WEY309517)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Aug 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: WEY309517 - 0010