



Instinct Guides You



## Granby Close, Weymouth Offers Over £200,000

- Three Bedroom
- Maisonette
- Southerly Garden
- Beautifully Presented
- Modern Fitted Kitchen
- Close To Amenities
- Modern Bathroom
- Cul-De-Sac



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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A BEAUTIFULLY PRESENTED THREE BEDROOM maisonette with sunny SOUTHERLY GARDEN, MODERN FITTED KITCHEN and BATHROOM situated in the popular location of Granby Close, Weymouth. Situated within easy reach of many amenities including schools, shops, health clinic and regular bus service to the town center.

Stepping inside from the private front entrance, steps lead to the first floor and spacious hallway with access to all rooms. The lounge is a generous size offering plenty of light from the front bay with ample space for furnishings with a chimney and recess feature creating the focal point of the room. The kitchen again is well proportioned and has been modernised with high gloss contemporary style eye and base level units with copper back notes and lighting to finish the look. This dual aspect room overlooks the garden with built in appliances and space for white goods plus a useful hot tap for ease.

The principal bedroom offers a great space with full length fitted wardrobes over looking the rear with bedroom two being of a similar size with a smaller single bedroom offering versatility to the layout. Finishing the accommodation is a modern fully tiled bathroom with w/c built into a glossed unit with wash hand basin and bath with shower over.

Outside the garden is of a southerly aspect offering some privacy with a well manicured lawn, space for shed and outhouse for storage. There is POTENTIAL OFF ROAD PARKING (subject to consent) with vehicular access at the rear.



## Room Dimensions

Lounge 14'6" x 12'3" (4.42 x 3.75)

Kitchen 9'7" x 9'5" (2.93 x 2.89)

Bedroom One 12'11" x 7'5" plus wardrobe (3.96 x 2.27 plus wardrobe)

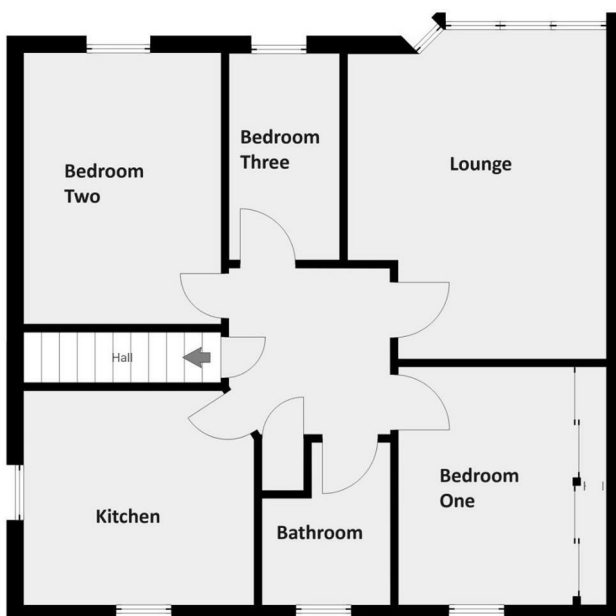
Bedroom Two 12'10" x 9'4" (3.93 x 2.86)

Bedroom Three 9'9" x 5'2" (2.99 x 1.6)

### Lease & Maintenance Information

The vendor informs us that there is a 125 year lease which commenced with approximately 120 years remaining, service charge is £24.25 per month, ground rent is £10 per annum, buildings insurance is £44.54 paid twice yearly, £500 per annum paid into a sinking fund, pets are allowed, no holiday letting permitted.

We recommend these details are checked by a solicitor before incurring costs. The ground rent may be subject to change during the length of the lease.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.