



HANNEY'S WAREHOUSE

WEYMOUTH
Dorset, DT4 8BG



GENEROUS SIZE TWO DOUBLE BEDROOM LUXURY ACCOMMODATION

- Two Bedroom Luxury Apartment
- Fully Furnished
- Harbourside Location
- Secured Parking

£1,900
PER CALENDAR MONTH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference: 1139761

Situated on the first floor of the historic Deheers building, Hanney's Warehouse offers a rare opportunity to rent a luxurious warehouse apartment in a prime harbourside location.

The Entrance Lobby runs through the centre of the apartment, providing access to all the main living areas, that include:

Living Area

An impressive open plan space has two large West facing opening windows which provide industrial views along East Street.

Kitchen

A range of modern units incorporate integrated appliances including oven, compact oven and microwave, induction hob, extractor hood, fridge freezer and dishwasher. There is also a central island unit with a breakfast bar with seating for two. The Utility Room is located just off the kitchen area and has a washing machine and tumble dryer.

Office

Offering the ideal work from home set up, this area has a built-in desk space with ample storage above.

Bedrooms

Both bedrooms are of a generous size and have modern fitted furniture. With the master benefitting from a Jack and Jill type bathroom with a bath and shower over.

High speed wifi is provided within the rental and there is an allocated parking space within the building and a dedicated bicycle storage locker.

Location

The property enjoys an enviable position fronting Weymouth's picturesque Inner Harbour and is a short distance from the sweeping sandy beach and the Georgian Esplanade which provides a range of leisure and entertainment facilities. There are rail links from Weymouth to London Waterloo or Bristol Temple Meads and an improved road network which makes the area very accessible.



Deposit Amount: £2,192.30

Council Tax: Band D

Furnishing: Furnished

Heating Type: Electric

Parking: Allocated Parking Space

Utilities:

Mains Electricity
Mains Water - metered

Drainage: Mains - Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: Low . For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk

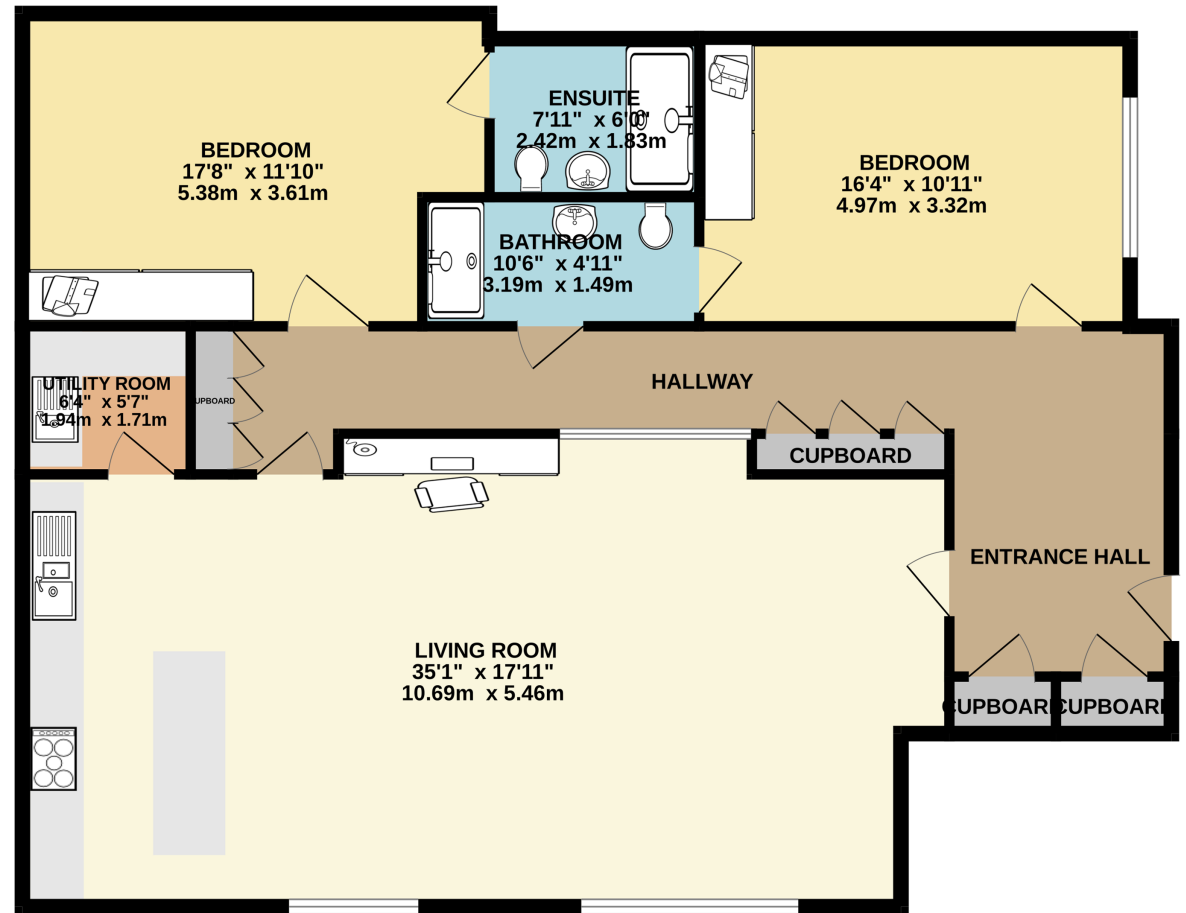


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APARTMENT



This Floor Plan is for guidance only and is NOT to SCALE
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PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd

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