



Instinct Guides You



Granby Close, Weymouth Offers In Excess Of £190,000

- Private Garden
- First Floor Apartment
- Vendor Currently Suited
- Recently Fitted Kitchen and Bathroom
- Two Double Bedrooms
- Well Proportioned Throughout



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A stylish two bedroom apartment with private garden and excellent proportions throughout. The home enjoys private entrance and is located on the first floor with the vendors currently suited to a no onward chain property.

On approach, the private entrance can be found to the side with the garden accessed this way, also. Stairs rise to the accommodation with a spacious hall leading to all rooms.

The lounge diner is a particular well proportioned room with an L-shape and two windows amplifying light and space. Extensive floorspace compliments the living area with ample room for living and dining furnishings.

The kitchen is recently installed with sleek contemporary units providing abundant storage and preparation space. Adjacent is the shower room, finished with modern tiling and retaining shower, toilet and basin.

Both bedrooms are extremely similarly sized as double rooms with built in storage as well as offering floorspace for further furnishings.

The garden is laid to patio with a brick built shed with armored cable providing power. The patio area provides an excellent retreat for soaking up the sun or entertaining.



Room Dimensions

Lounge/Diner 17'10" > 10'10" x 12'11" > 9'10" (5.44m > 3.32m x 3.94m > 3.01m)

Kitchen 9'9" max x 9'5" max (2.99m max x 2.89m max)

Bedroom One 12'10" x 8'7" plus storage (3.92m x 2.64m plus storage)

Bedroom Two 12'11" x 9'4" (3.95m x 2.86m)

Shower Room 6'10".26'2" max x 6'3" max (2.1.8m max x 1.92m max)

Outbuilding

Lease & Maintenance Information

The vendor informs us the property has a remaining lease of 121 years, the service charge is £54 a month with a nominal ground rent, letings and pets are permitted.

We recommend these details are checked by a solicitor before incurring costs.



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| 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 ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ 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.