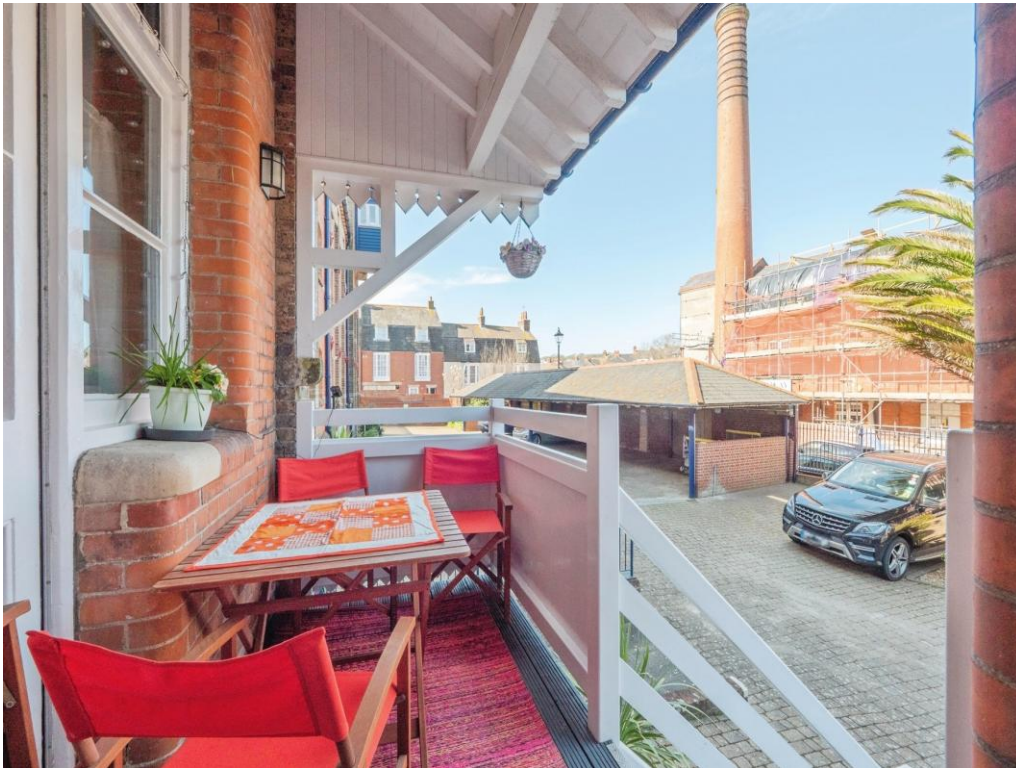




**Connells**

Groves Malthouse Spring Road  
Weymouth



### Property Description

This spectacular Grade II Listed Malthouse is situated overlooking Hope Square & the iconic Brewers Quay, nestled just off Weymouth's picturesque harbourside. The building was constructed by CR Crickmay & Sons for Groves Brewery in the late 19th Century. Now a gated development of luxurious apartments, the building is accessed via secure entry system into a spacious entrance hallway where hints of its original use sit on display behind a glazed viewing area.

The apartment is situated on the first floor of the building and the character of the original Malthouse blends seamlessly with modern fixtures & fittings throughout. The open plan living area is an impressive space with exposed brick walls & timber beams give charm & warmth to the room. There is ample space for both living & dining furniture.

The kitchen is a generous size & high specification offering a good range of both wall & base level units under worktops & incorporating an integral appliance.

There are three double bedrooms, master ensuite, family bathroom plus cloakroom.

Groves Malthouse is situated on Hope Square, a highly sought after position just off Weymouth's historic & picturesque harbourside. The location is ideal for enjoying the best that Weymouth has to offer, with an array of bistros, public houses & restaurants along the harbourside, the Nothe Gardens & outstanding coastal walks within easy reach.

### Communal Entrance

Secure access via intercom system into the communal entrance. 'Museum like' display behind glazed windows which feature original parts of the functional Malthouse. Stairs or lift to the first floor.

### Entrance

Door leading into: -

### Hallway

Carpeted. Exposed feature beams. Exposed feature brick walls. Power points. Television point. Intercom system. Wall mounted radiator. Wall mounted thermostat. Wall lighting. Skirt boarding. Stairs rise to the first floor. Glazed wooden door leading into: -

### Living/ Dining Room

25' 6" x 15' 4" (7.77m x 4.67m)

Carpeted. Exposed feature beams. Exposed feature brick walls. Power points. Television point. Wall mounted radiators. Wall mounted thermostat. Wall and spot lighting. Skirt boarding. Side aspect glazed window. Front aspect glazed window. Front aspect glazed door. Arch leading into: -

### Kitchen

16' 4" x 7' 9" (4.98m x 2.36m)

Fully fitted kitchen with a range of high gloss wall & base units with worksurfaces over. Integral dishwasher. Integral fridge freezer. Inset black resin sink and drainer unit. Rangemaster with extractor hood over. Brushed chrome power points. Inset spotlighting. Two front aspect glazed windows.

### Bedroom Three

11' 3" x 9' 5" (3.43m x 2.87m)

Carpeted. Exposed feature beams. Exposed feature brick walls. Power points. Wall mounted radiator. Wall lighting. Skirt boarding. Wardrobe housing washing machine. Side aspect glazed window.

### Cloakroom

Exposed feature beams. Low level Wc and vanity wash hand basin. Tiling. Wall mounted heated towel rail. Inset spot lighting.

### First Floor

#### Landing

Carpeted. Exposed feature beams. Exposed feature brick walls. Power points. Wall mounted radiator. Wall lighting. Skirt boarding. Door leading into: -

### Bedroom One

15' 3" x 13' 10" (4.65m x 4.22m)

Carpeted. Exposed feature beams. Exposed feature brick walls. Power points. Two wall mounted radiators. Wall lighting. Skirt boarding. Front aspect glazed window.

### En Suite

9' 4" x 6' 8" (2.84m x 2.03m)

Impressive suite comprising rainfall shower with glass screen, low level WC and vanity wash hand basin. Chrome wall mounted heated towel rail. Exposed feature beams. Inset spotlighting. Tiling.

### Bedroom Two

15' 9" x 11' 5" (4.80m x 3.48m)

Carpeted. Exposed feature beams. Exposed feature brick walls. Power points. Wall mounted radiator. Wall lighting. Skirt boarding. Side aspect glazed window.

### Bathroom

9' 5" x 5' 9" (2.87m x 1.75m)

Impressive suite comprising paneled bath, low level WC and vanity wash hand basin. Chrome wall mounted heated towel rail. Exposed feature beams. Inset spotlighting. Tiling. Extractor fan.

### Outside

The apartment is accessed by keypad security gates. The front elevation of the building has stylish brushed-steel hurricane lamps and a small courtyard communal garden with elevated seating area and low-level lighting creating a pleasant outdoor space. There is a cellar storage room with power and lights.

### Private Veranda

Charming private space to enjoy elevated views over Brewers Quay.

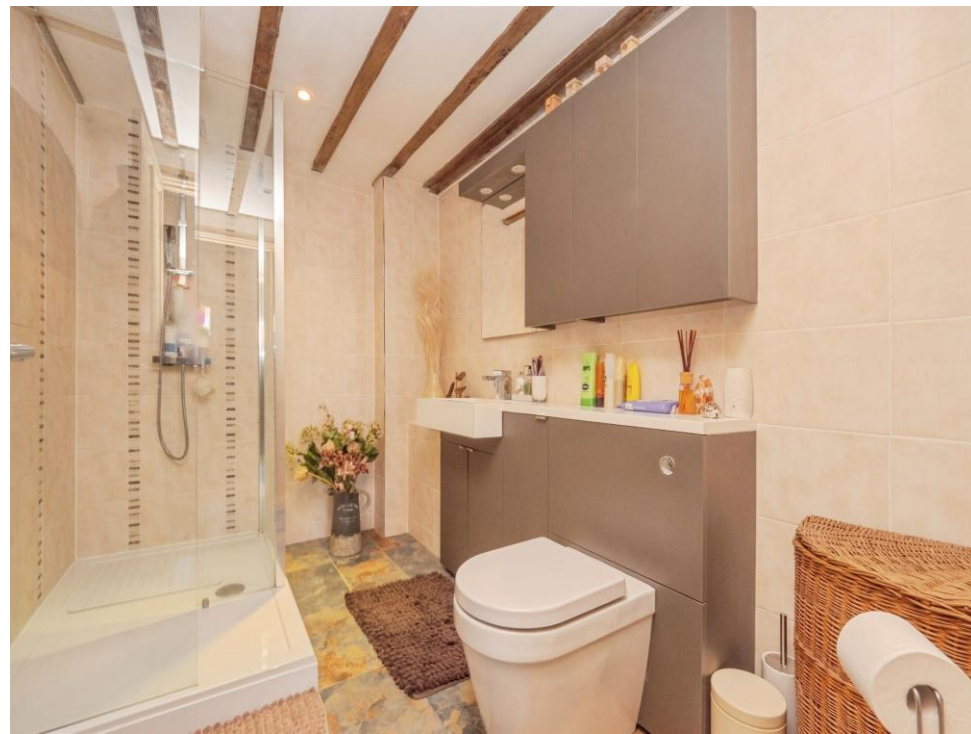
### Parking

Allocated parking is available under a car port; there are two communal visitors' spaces.

### Lease & Management Charges

The vendors inform us that there is a 125-year lease which commenced in 1999, the service charge is £3,600 PA, pets & holiday letting is not permitted. 1/10th Share of the Freehold.

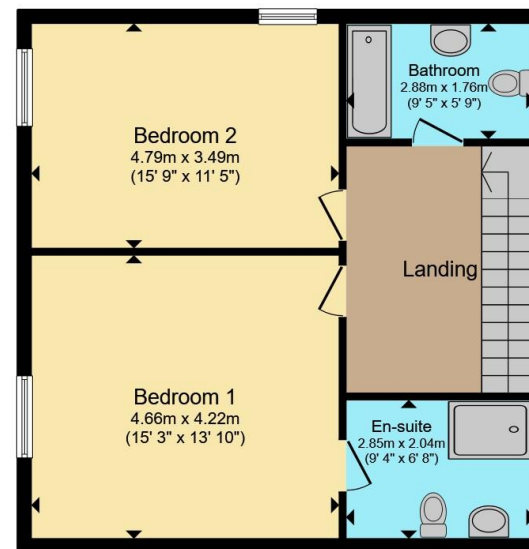








**Ground Floor**



**First Floor**

Total floor area 131.8 m<sup>2</sup> (1,418 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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84 St. Thomas Street  
 WEYMOUTH DT4 8EN

EPC Rating:  
 Exempt

Council Tax  
 Band: F

Service Charge:  
 3600.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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Property Ref: WEY309678 - 0011