



Instinct Guides You



Granby Close, Weymouth Offers In The Region Of £185,000

- Well Presented First Floor Apartment
- Generous Private Garden
- Off Road Parking
- Two Double Bedrooms
- Long Lease 177 Years
- Close To Amenities



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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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SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT situated in the popular residential area of WESTHAM, ideally positioned close to a range of LOCAL AMENITIES, SHOPS, SCHOOLS and TRANSPORT LINKS. Benefitting from a PRIVATE REAR GARDEN, OFF-ROAD PARKING and a GENEROUS LOUNGE/DINING ROOM.

Accessed via its own private entrance, stairs rise to the first-floor landing, providing access to all principal rooms. The spacious lounge/dining room is a particular feature of the property, offering ample space for both seating and dining areas while enjoying plenty of natural light from the large front-facing windows.

The kitchen is fitted with a range of matching wall and base units, complemented by generous work surfaces, an integrated oven with gas hob and space for additional appliances. Two windows give a dual aspect and create a bright and airy feel while overlooking the rear aspect.

Both bedrooms are comfortable doubles, with the principal bedroom offering excellent proportions and the second bedroom offers a built in cupboard providing a versatile space suitable for guests or a home office. The bathroom comprises a bath with shower over, wash hand basin and WC set against modern tiling.

Outside, the property enjoys the rare advantage of a generous private rear garden, offering a good-sized lawn with plenty of potential for outdoor seating, entertaining or gardening. Double gates open and offer ample off road parking.

Situated in the Westham area of Weymouth, the apartment is conveniently located within easy reach of local shops, supermarkets, schools, bus routes and Weymouth town centre, making it an ideal home for a wide range of buyers.



Kitchen 9'7" x 9'6" (2.93 x 2.90)

Lounge/Diner 17'9" max x 14'5" max (5.42 max x 4.41 max)

Bedroom One 12'10" x 10'11" (3.93 x 3.33)

Bedroom Two 12'10" x 9'4" (3.92 x 2.87)

Bathroom 7'4" max x 6'4" max (2.26 max x 1.95 max)

Lease & Maintanance Information

The vendor informs us the property has a remaining lease of 177 years, the service charge is £264.49 paid half yearly with a nominal ground rent, letings and pets are permitted.

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



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.