



Connells

Groves Malthouse Spring Road
Weymouth



Property Description

This spectacular Grade II Star Listed Malthouse is situated overlooking Hope Square & the iconic Brewers Quay, nestled just off of Weymouth's picturesque harbourside. The building was constructed by CR Crickmay & Sons for Groves Brewery in the late 19th Century. Now a secure gated development of luxurious apartments, the building is accessed via secure gated 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 second 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 giving 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 and incorporating appliances.

There are three double bedrooms, master ensuite and family bathroom.

Groves Malthouse is situated on Hope Square, a highly sought after position just off of 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 second floor.

Entrance

Door leading into: -

Hallway

Carpeted. Power points. Intercom system. Wall mounted radiator. Skirting board. Incorporating a large shelved storage cupboard plumbed for a full size washer/dryer and door leading into: -

Open Plan

37' 8" x 25' 9" (11.48m x 7.85m)
Carpeted. Exposed feature brick walls. Power points. Television point. Wall mounted radiators. Wall lighting. Skirting board. Three front aspect glazed windows. Opening leading into: -



Kitchen Area

9' 8" x 7' 1" (2.95m x 2.16m)

Fully fitted kitchen with a range of wall & base units with worksurfaces over and breakfast bar. Under counter fridge, freezer and dishwasher. Inset sink and drainer unit. Gas cooker with extractor hood over. Power points. Front aspect glazed window.

Bedroom One

16' 1" x 10' 6" (4.90m x 3.20m)

Carpeted. Exposed feature brick walls. Power points. Wall mounted radiator. Wall lighting. Skirting board. Rear aspect glazed window.

En Suite

6' 8" x 6' 8" (2.03m x 2.03m)

Impressive suite comprising shower with glass screen, low level WC and vanity wash hand basin. Wall mounted radiator. Tiling. Extractor fan.

Bedroom Two

10' 1" x 9' 2" (3.07m x 2.79m)

Carpeted. Exposed feature brick walls. Power points. Wall mounted radiator. Wall lighting. Skirting board. Rear aspect glazed window.

Bedroom Three

10' 1" x 7' 5" (3.07m x 2.26m)

Carpeted. Exposed feature brick walls. Power points. Wall mounted radiator. Wall lighting. Skirting board. Rear aspect glazed window.

Bathroom

6' 8" x 6' 8" (2.03m x 2.03m)

Suite comprising panelled bath, low level WC and vanity wash hand basin. Wall mounted radiator with towel rail above. Tiling, and Extractor fan.

Outside

The apartment is accessed via a keypad/remote fob controlled 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. Each apartment is allocated ground level storage, this property has access to its own vast storage space through a secure door accessed externally to the main entrance.

Parking

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

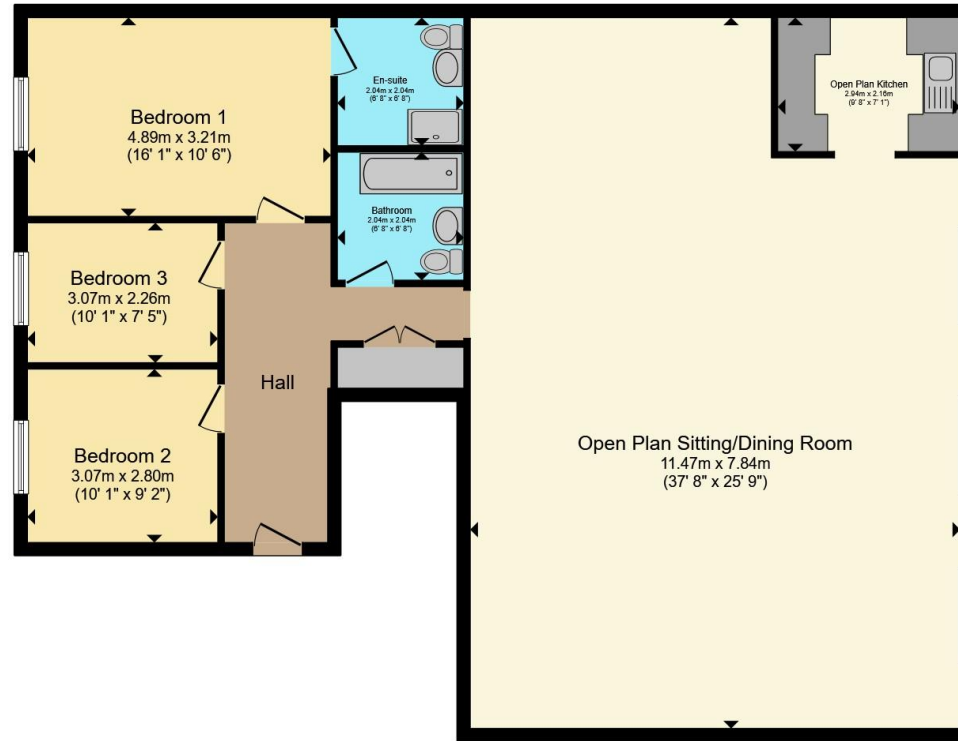
Lease & Management Charges

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.









Total floor area 145.2 m² (1,563 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

Connells

To view this property please contact Connells on

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84 St. Thomas Street
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EPC Rating:
 Exempt

Council Tax
 Band: F

Service Charge:
 3600.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WEY309715

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

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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