



Instinct Guides You



## Granville Road, Weymouth £140,000

- Two Double Bedroom
- Private Garden
- Ground Floor Apartment
- Moments From Harbourside
- Close To Amenities
- Cul-De-Sac Location



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Situated within a convenient and established residential area of Weymouth, Granville Road is a well proportioned two double bedroom ground floor property offering a private front garden whilst being within close proximity to local amenities and transport links, with Weymouth town centre and Harbour being within easy reach.

The accommodation is accessed via a central hallway which provides access to all principal rooms. The lounge is positioned to the front of the property and offers a cosy living space with a feature fireplace and large window allowing natural light to fill the room. The kitchen is located to the rear and is fitted with a range of base and eye level units with work surfaces, along with space for appliances and a window overlooking the rear communal space and door to side.

There are two double bedrooms, both well proportioned and offering ample space for bedroom furnishings. The main bedroom is a particularly good size, while the second bedroom also provides comfortable accommodation. The bathroom is fitted with a bath with shower over, wash hand basin and WC, finished in a neutral style.

Externally, the property benefits from a private front garden which is laid to hardstanding and gravel, providing a low maintenance outdoor space suitable for seating and general use.

## Room Dimensions

Lounge 12'1" x 11'5" (3.7 x 3.5)

Kitchen 9'2" x 5'6" (2.8 x 1.7)

Bedroom One

Bedroom Two 10'9" x 9'2" (3.3 x 2.8)

## Lease & Maintenance Information

The vendor informs us that there is a 99 year lease with 82 years remaining, the service charge is £87.60 a month and the ground rent is £10 a year, pets are allowed but holiday lets are not.

We recommend 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	
		69	73

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.