



Instinct Guides You



## Granby Close, Weymouth Offers In Excess Of £180,000

- No Onward Chain
- Substantial Enclosed Garden
- Private Entrance
- Large Lounge/Diner
- Off Road Parking
- Two Double Bedrooms
- Dual Aspect Kitchen
- Amenities Nearby



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Welcome to this generous two double-bedroom apartment nestled in a cul-de-sac that boasts a large garden, off-road parking and a private entrance. The property has a range of amenities nearby including, bus route, shops and doctors' surgery. Offered with no onward chain.

The property has a private entrance on the side with steps rising to the apartment. The hub of the home is the generous lounge/diner that enjoys a large bay window that floods the room with light. The space is large enough for a range of furniture and thanks to the proportions offers versatility in layout.

Adjacent is bedroom two, a well-proportioned room that benefits from built-in storage in the form of a cupboard over the stairs. In addition, bedroom one is a second double room with ample space for furniture and views over the rear garden.

The bathroom is conveniently positioned in the centre of the home and comprises a bath with shower over, wash hand basin and w.c. uniformed with contemporary tiling. A cupboard shares part of the bathroom space offering practical storage. The kitchen completes the home and enjoys a sunny dual aspect. A range of fitted units accompanies space for white goods and offers a wonderful blank canvas.

One of the stand features is the substantial garden at the rear that includes ample parking. A brick-built shed offers practical storage and a large lawn offers a superb space for family living or entertaining.



## Room Dimensions

**Bedroom One 12'11" x 10'9" (3.96 x 3.30)**

**Bedroom Two 12'11" x 9'4" (3.94 x 2.87)**

**Bathroom 7'4" max x 6'5" max (2.25 max x 1.97 max)**

**Kitchen 9'8" x 9'6" (2.96 x 2.90)**

**Lounge / Diner 17'9" max x (5.42 max x )**

## Lease & Maintenance Information

The vendor informs us that there is 100 years remaining on the lease, the ground rent is approx £34 every six months and the service charge is billed on as and when basis, buildings insurance is approx £160pa, pets are allowed, no holiday letting is permitted.

We recommend these details are checked by a solicitor before incurring costs. The ground rent may be subject to change during the length of the lease.



THIS FLOORPLAN IS PROVIDED WITH-OUT WARRANTY OF ANY KIND. VENDORS DO NOT DISCLAIM ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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 <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.