Hull Gregson Hull

23 Granby Close

Weymouth, DT4 0SP

Asking Price £199,950 Share of Freehold

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A spacious two double bedroom ground floor apartment, located in this very popular cul-de-sac position close to good local amenities. The property has a fitted kitchen and bathroom, UPVC double glazed windows, gas central heating, good off road parking to the front with a car port and two additional parking spaces and a private enclosed rear garden. The property is being sold with no forward chain.

ENTRANCE PORCH
Storage cupboards, tiled floor, door to:

ENTRANCE HALL
Panel radiator, storage cupboards, and tiled flooring.

LIVING ROOM
12'9" x 11'9" (3.90m x 3.60m)
Patio doors to rear, panel radiator, fireplace and alcoves.

KITCHEN
9'2" x 9'2" (2.80m x 2.80m)
Window to side, door to rear, range of fitted base and wall units, stainless steel sink, wall mounted 'Vaillant' boiler, cooker point, and tiled flooring.

LEAN TO
7'6" x 4'3" (2.30m x 1.30m)
doors to side and rear and windows, and plumbing for washing machine.

BEDROOM ONE
12'9"x 11'9" (3.90mx 3.60m)
Window to front, panel radiator, and storage cupboards.

BEDROOM TWO
12'9" x 9'2" (3.90m x 2.80m)
Window to front, and panel radiator.

BATHROOM
Window to rear, corner bath with wall shower above, wash hand basin, low level WC, and panel radiator.

OUTSIDE

To the front there is good off road parking with a covered car port and parking spaces to each side, there is side access to the rear garden via the rear porch which is laid to a patio area, a generous size astro turf area and rear access,

COUNCIL TAX

Band A

OTHER INFORMATION

Construction
Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)
Standard 5 mbps
Superfast 72 mbps
Ultrafast 1800 mbps
Any Flood Risk?
Rivers & Seas Very Low
Surface Water Very Low
Services
The property is supplied with mains gas, electricity and water, and mains drainage.

LEASE & SERVICE CHARGE

The property has a half share of the Freehold with a new lease length of 999 years from 2026
The service charge is a half share of outgoings

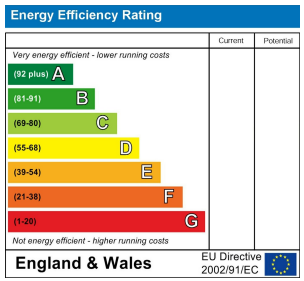
LEGAL DISCLAIMER

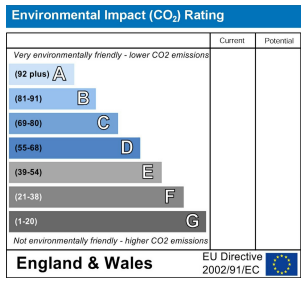
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map

Energy Efficiency Graph





Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666
if you wish to arrange a viewing appointment for this property or require further information.

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