



59 Granby Close
Weymouth, DT4 0SR

Asking Price £210,000 Leasehold



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A spacious two bedroom ground floor flat located in this popular residential cul-de-sac position at Granby close. The property has a modern fitted kitchen and bathroom, a UPVC double glazed conservatory and windows, gas central heating, off road parking to the front and a generous size rear garden. Being sold with vacant possession and no forward chain.

ENTRANCE HALL

Panel radiator, airing cupboard and further storage alcove.

LIVING ROOM

12'9" x 11'3" (3.91m x 3.45m)

Panel radiator, and double doors to:

CONSERVATORY

8'11" x 7'6" (2.74m x 2.29m)

Triple aspect room, tiled floor, two panel radiators, and doors to garden.

KITCHEN

9'4" x 9'4" (2.87m x 2.87m)

Double aspect room, range of built in base and wall units, single drainer sink with mixer tap, built in electric oven and ceramic hob, plumbing for washing machine, space for fridge freezer, tiled flooring and splash backs, and door to garden.

BEDROOM ONE

13'1", 12'7"11" x 13'10" (4.39m x 4.22m)

Window to front, two double built in wardrobes, shelving and panel radiator.

BEDROOM TWO

12'9" x 9'6" (3.91m x 2.90m)

Window to front, and panel radiator.

SHOWER ROOM

Window to rear, shower base, low level WC, wash hand basin with storage below, chrome heated towel rail, tiled walls and flooring.

OUTSIDE

To the front there is brick paved off road parking and a gravel area, there is side access to an enclosed rear private garden laid to paved and decked patio areas, raised flower beds, a storage shed, and a drying rotary line.





LEASE & SERVICE CHARGE

999 Year from 2012

Service charge 50% of outgoings

COUNCIL TAX

Band A

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 6 mbps

Superfast 74 mbps

Any Flood Risk?

Rivers & Seas No Risk

Surface Water Very Low

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan



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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Area Map



Energy Efficiency Graph

