



AUSTIN
ESTATE AGENTS

Groves Malthouse

Spring Road

Weymouth

Dorset

DT4 8XG

Offers in Excess of £375,000

SUMMARY

- Wonderful Executive Second Floor Apartment with Lift
- Grade II* Listed Building
- Three Double Bedrooms
- Expansive Living / Dining / Kitchen Area
- Modern Fitted Kitchen
- Family Bathroom & En-Suite Shower Room
- Allocated & Visitors Parking
- Useful Ground Floor Storage Room
- No Onward Chain
- Situated in Picturesque Hope Square





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway 16' 11" x 5' 7" (5.15m x 1.70m) plus 4' 3" x 12' 8" (1.30m x 3.85m)

Open Plan Sitting / Dining / Kitchen 37' 9" x 25' 7" (11.50m x 7.80m)

Kitchen Area 9' 2" x 11' 6" (2.80m x 3.50m)

Bedroom One 10' 6" x 15' 11" (3.20m x 4.85m)

En Suite Shower Room 6' 3" x 6' 9" (1.90m x 2.05m)

Bedroom Two 9' 2" x 10' 0" (2.80m x 3.05m)

Bedroom Three 7' 7" x 10' 0" (2.30m x 3.05m)

Bathroom 7' 3" x 6' 9" (2.20m x 2.05m)

OUTSIDE

Secure Gated Allocated Parking

Ground Level Store Room



THE PROPERTY

Located in Hope Square, Groves Malthouse is an iconic Grade II* listed building, which dominates this picturesque area of Weymouth. Offered for sale within this striking development is a rarely available, second floor, executive apartment boasting three bedrooms, en-suite shower room, family bathroom and wonderful open plan sitting / kitchen / dining area. Externally, the apartment further benefits from secure gated parking and a useful storage area.

Access to the development is via a 'museum' communal area showcasing the features and history of the building as a brewery malthouse with a lift and stairs to all floors. Within the apartment, a spacious entrance hallway hosts a utility cupboard and doors to all principal rooms. The centrepiece of this apartment is undoubtedly the expansive open plan sitting / dining / kitchen. With natural light flooding in from four windows overlooking the courtyard area and wonderful original features, including exposed brickwork walls and cast iron pillars, this really is a stunning room. Measuring in excess of 11 metres this room is large enough to enable distinct zoning of lounge and dining furniture as well as a well-appointed kitchen area. The kitchen features a good range of base and eye level cabinets with appliances including a range cooker, extractor, fridge, freezer and dishwasher included within the sale.

The main bedroom is a well-proportioned double room with ample space for freestanding furniture and is enhanced by an en-suite shower room comprising a vanity wash hand basin and WC with double width shower cubicle and complementary tiling to the walls. The additional bedrooms are both double rooms. All bedrooms benefit natural light from side aspect windows. Completing the accommodation is the family bathroom with panelled bath, pedestal wash hand basin and low level WC.

Externally, the building is set within a well-maintained, gated, cobbled courtyard with specimen planting and two communal visitors parking spaces. Accessed from the front of the building is a secure storage area, ideal for housing outdoor leisure equipment such as bicycles and paddleboards or kayaks. The apartment enjoys an allocated covered parking space within a carport.

Hope Square is host to restaurants, cafes and a public house and is within a short stroll of the inner harbour area. Weymouth Town Centre is also within easy access of this exceptional apartment, with a plethora of eateries and shops, theatre and, of course the esplanade and beach, recently voted the best beach in the UK by The Times. Newtons Cove and Nothe Gardens are a couple of minutes walk away and offer wonderful coastal walks.

For further information, or to make an appointment to view this exceptional apartment, please contact the team at Austin Estate Agents.

The apartment has a 1/10 share of freehold with a lease of 125 years (101 years remaining). The service charge is £3,456.26 per annum.





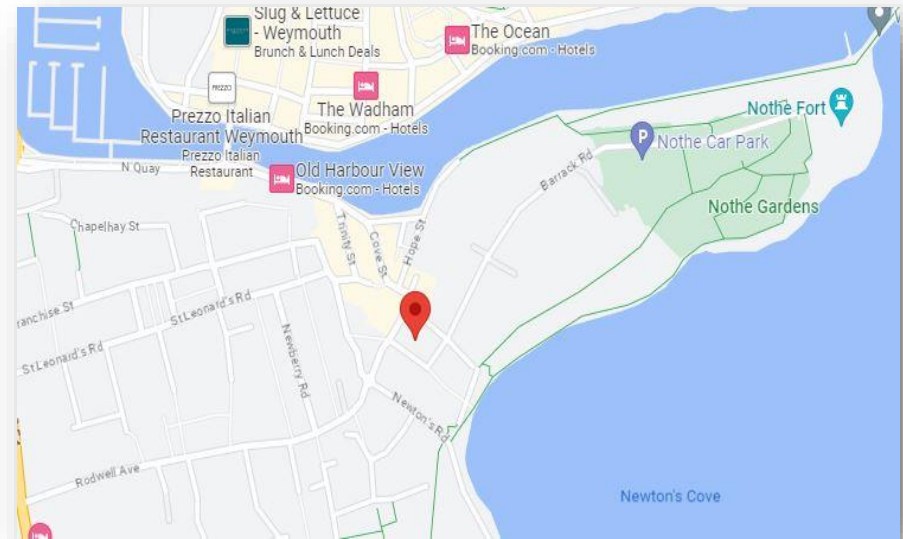


FLOORPLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION:



COUNCIL TAX RATING: F **TENURE: Share of Freehold**

Austin Estate Agents 115 Dorchester Road, Weymouth, Dorset, DT4 7JY Phone: 01305 858470 www.austinpropertyservices.co.uk

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.