

**DIRECT**



**MOVES**



## **Littlefield Court**

Granville Road, Weymouth DT4 0BQ

- Two bedroom purpose built apartment
- Walking distance to Weymouth Harbour
- Short stroll to the town center and beach
  - 900+ years remaining on the lease
  - No forward chain
- Allocated parking space
- Recently refurbished throughout
- Large dual aspect lounge/ diner
  - Quiet residential location
- Low outgoings, low maintenance

**Offers Over £149,950 Leasehold**



### Full Description

Fantastic opportunity to purchase this OUTSTANDING NEWLY REFURBISHED TWO BEDROOM FIRST FLOOR APARTMENT with OWN PARKING located within walking distance of Weymouth harbour, Weymouth beach and town centre. Offering two bedrooms, bathroom and good size lounge and OWN ALLOCATED PARKING TO REAR .

Located close to the idyllic location of WEYMOUTH HARBOUR and just a few minutes walk from the town centre. The property is a perfect location to enjoy the town and harbours fantastic facilities such as its many harbourside restaurants and pubs, yacht sailing club, as well as its fishmongers and boutique shops.

Weymouth is a beautiful seaside town situated halfway along the Jurassic Coast and just 7 miles south of the Dorset county town of Dorchester. Its charming harbour and sandy beaches attract numerous visitors and in 2012 it was the venue for the London 2012 sailing events, along with neighbouring Portland. As a result of its affiliation with the Olympics, the town has benefited from improved transport links, including a bypass and a train station.



### Shared Entrance

Stairway to the 1st floor own door, to entrance lobby, Door to;

### Hallway

Loft access via hatch doors leading to

### Lounge/ Diner

11'0" x 20'0"

Rear and side aspect double glazed windows, power points electric heater, bt point door leading to.

### Kitchen

5'0" x 8'0"

Side aspect double glazed window, range of eye and base level units, stainless steel sink with drainer, 4 ring gas hob with electric oven underneath, space for washing machine space for under counter fridge/freezer partially tiled

### Bedroom 1

7'0" x 10'0"

Front aspect double glazed window power points, electric heater

### Bedroom 2

8'0" x 9'0"

Front aspect double glazed window power points, electric heater

### Bathroom

Rear aspect double glazed window, panel enclosed bath with shower overhead, partially tiled ,low level W, Pedestal sink with hot and cold taps, electric towel heater, airing cupboard

### Outside

Pathway to front door with a brand brick frontage.

### Parking

There is a parking space to the rear, via a generous shared driveway to the left hand side of building



Local Authority **Weymouth & Portland Borough Council**  
Council Tax Band **A**  
EPC Rating



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

