



8 Nightingale Court, Weymouth, DT4 7HA

Asking Price £135,000 Leasehold

Retirement Property





8 Nightingale Court

Weymouth, DT4 7HA

- RETIREMENT APARTMENT FOR OVER 55'S
- TWO BEDROOMS
- UPVC DOUBLE GLAZED WINDOWS
- TOWN CENTRE LOCATION
- VACANT WITH NO FORWARD CHAIN
- MODERN FITTED KITCHEN & BATHROOM
- ELECTRIC HEATING
- RESIDENTS HOUSE MANAGER
- RESIDENTS LOUNGE, PARKING & COMMUNAL GARDENS
- MUST BE VIEWED

A well presented two bedroom ground floor retirement apartment located in this highly convenient position within the town centre, and close to the sea front. The property has a modern fitted kitchen and shower room, electric heating, UPVC double glazed windows, secure intercom system, good communal facilities including a house manager, communal lounge and gardens, residents parking, and guest rooms available for family members. The property is being sold vacant possession with no forward chain.



ENTRANCE HALL

Entryphone, wall mounted radiator, emergency pull chord, storage and airing cupboard housing hot water tank.

LIVING ROOM

20'8" x 10'2" (6.30m x 3.10m)

Window to front, coved ceiling, and wall mounted heater.

KITCHEN

11'5" x 5'6" (3.50m x 1.70m)

Window to front, modern range of eye level base and wall units with roll top work surfaces, built in electric oven and hob with extractor fan above, plumbing for washing machine, space for fridge freezer, stainless steel sink with mixer tap, spot lights and tiled splash backs.

BEDROOM ONE

8'2" x 9'2" (2.50m x 2.80m)

Window to front, built in double wardrobe, emergency pull chord and wall mounted heater.

BEDROOM TWO

11'5" x 7'2" (3.50m x 2.20m)

Window to front, and wall mounted heater.





SHOWER ROOM

Modern suite comprising of a large glazed walk in shower cubicle with a wall mounted 'Mira' shower, low level WC, wash hand basin, chrome heated towel rail, extractor fan, mirror with lighting, emergency pull chord and fully tiled.

OUTSIDE

To the rear of the property has residents parking, and a garden with lawn, flower beds and borders, mature shrubs and trees, pagodas, seating and patio areas.

GUEST ROOM Available for visitors subject to availability, there is also a reception area with seating, a communal lounge available to all residents, a wardens' office, lift to all floors, and a communal cloakroom.

MAINTENANCE CHARGE

£246.00 per month

LEASE

99 Years from December 1985 with 60 years remaining.

COUNCIL TAX

Band B



OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 16 mbps

Superfast 80 mbps

Flood Risk Very Low

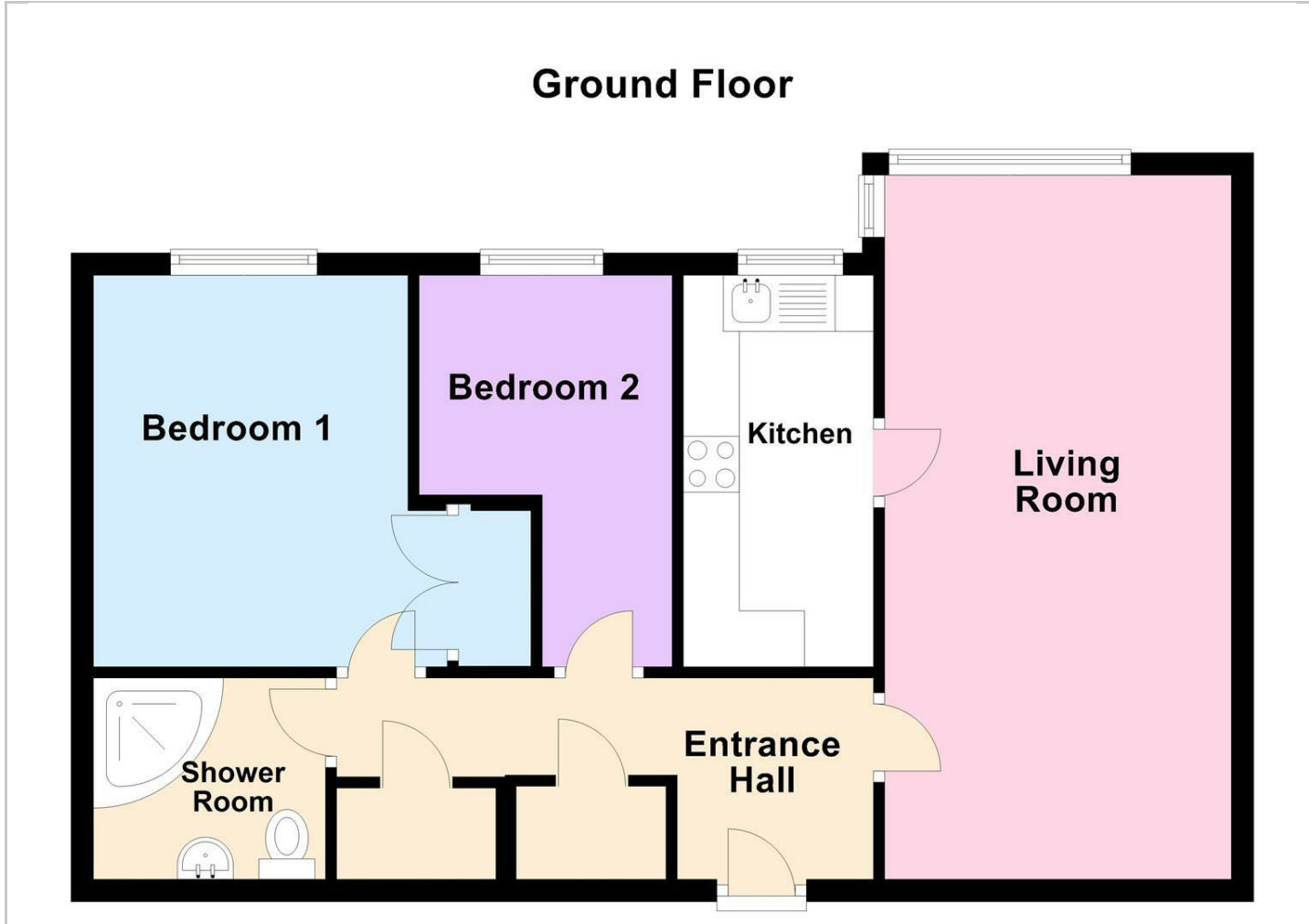
Services

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

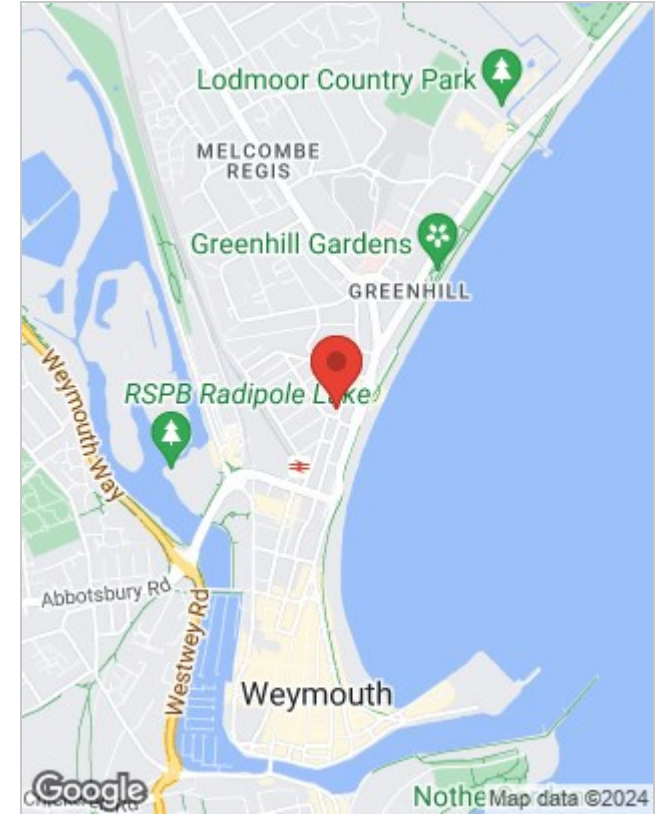
LEGAL DISCLAIMER

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.

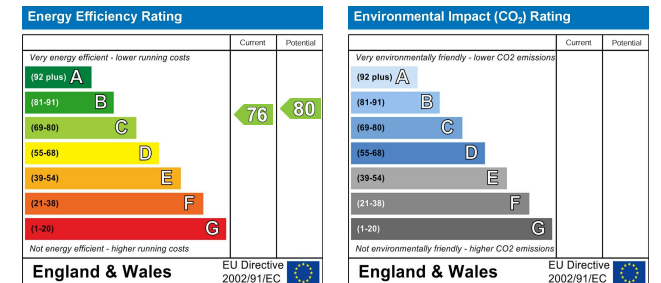
Floor Plans



Location Map



Energy Performance 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

35 St Thomas Street, Weymouth, DT4 8EJ
 Tel: 01305 776 666 Email: property@hgh.co.uk www.hgh.co.uk