



Flat 8 Ryan Court

Grosvenor Road Weymouth, DT4 7QL

Asking Price £125,000 Leasehold



Flat 8 Ryan Court

Grosvenor Road Weymouth, DT4 7QL

A spacious and well presented two bedroom first floor apartment for over 55's, located in this desirable residential position in Lodmoor. The property has a modern fitted kitchen, wet room lounge with dining area, electric heating, UPVC double glazed windows, emergency intercom system, a lift to all floors, a communal lounge with kitchen, laundry room, guest suite, soem residents parking on a first come first served basis, communal garden areas and a mobility scooter store. Being sold with vacant with no forward chain.

ENTRANCE HALL

Wall mounted heater, emergency pull chord and intercom, and storage cupboard housing electrics.

LIVING ROOM

17'4" x 15'11" maximum measurement (5.30m x 4.87m maximum measurement)

Window to front, two wall mounted heaters, emergency pull chord and airing cupboard.

KITCHEN

6'6" x 5'2" (2m x 1.60m)

Window to side, modern range of base and wall units, with working surfaces, stainless steel sink with mixer tap, built in electric oven, hob and extractor above, space for fridge freezer, tiled splash backs, and spot light.

BEDROOM ONE

11'5" x 8'6" (3.50m x 2.60m)

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

BEDROOM TWO

11'1" x 7'6" (3.40m x 2.30m)

Window to side, wall mounted heater, and emergency pull chord.

WET ROOM

Shower area with wall mounted shower, pedestal wash hand basin, low level WC, wall fan heater, extractor fan and tiled splash backs.

OUTSIDE & COMMUNAL AREAS

Ryan Court has a communal lounge which regularly holds activities. There is also a guest suite which can be booked by prior arrangement when family and friends of residents when overnight accommodation is required, with a laundry room situated on the ground floor. There are communal gardens around the perimeter of the property with undercover parking for mobility scooters and six shared parking spaces for resident's use on a first come first served basis.





LEASE & SERVICE CHARGE

125 Years from 1987 with 87 Years Remaining
Service charge £2,500 per half year
approximately to include water and building
insurance and facilities.

COUNCIL TAX

Band B

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick
elevations under a tiled roof

Broadband (estimated speeds)

Standard TBC

Superfast TBC

Flood Risk

Rivers & Seas No Risk

Surface Water Very Low

Services

The property is supplied with 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.

