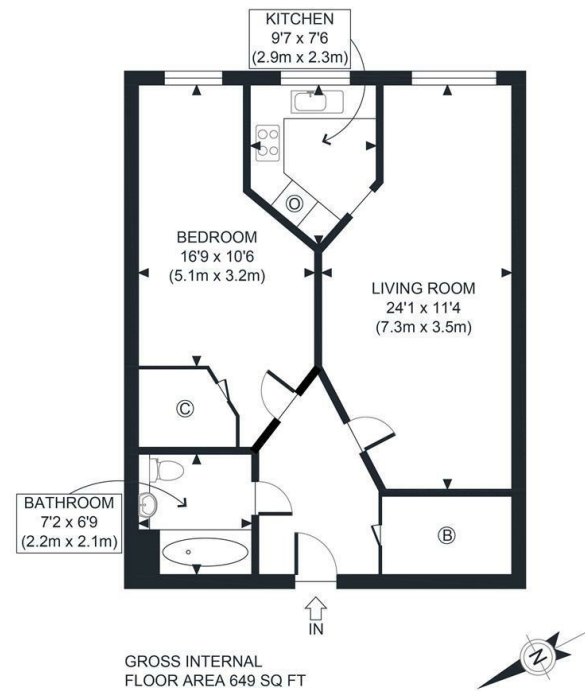


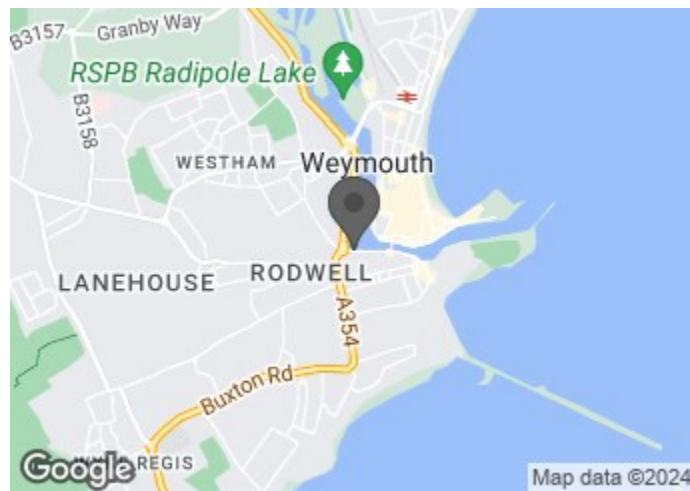
McCARTHY STONE RESALES

30 HARBOUR LIGHTS COURT NORTH QUAY, WEYMOUTH, DT4 8DW



APPROX. GROSS INTERNAL FLOOR AREA 649 SQ FT / 60 SQM	Harbour Lights
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 17/09/21
	photoplan

COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



McCARTHY STONE RESALES

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A very well presented one bedroom retirement apartment situated within this stunning harbour side development close to a range of amenities and the convenience of the town centre. Well positioned within Harbour Lights Court on the first floor with convenient access to lift.

PRICE REDUCTION

ASKING PRICE £195,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

HARBOUR LIGHTS, NORTH QUAY,

1 BEDROOMS £195,000

INTRODUCTION:

Constructed in late 2015 by multi-award-winning retirement developer McCarthy Stone, Harbour Lights Court is an inspired development which was sympathetically designed to blend perfectly into the harbour-side architecture of North Quay.

The working harbour and its moorings provide constant activity and interest and is also the location for many exciting events throughout the year. Harbour Lights Court is conveniently located within around half a mile easy walk of the main retail centre and just a little further to the Esplanade and Weymouth's famous three mile long sandy beach. Nearer to the development, an Asda superstore is less than 5 minutes walking distance and there are a number of pubs and restaurants close by.

This is a 'Retirement Living' development providing an independent living opportunity for those over 60 years of age with the peace-of-mind provided by the day-to-day support of our House Manager who oversees the smooth running of the development. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Harbour Lights Court; there are always a variety of regular activities to choose from including; coffee mornings, film nights and occasional themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners 'dip in and out' of activities as they wish.

Harbour Lights enjoys excellent communal facilities including a fantastic homeowners lounge, beautiful landscaped gardens that prove a popular place for home owners to gather in the warmer weather to while-away the hours, and socialise. In addition, there is a laundry room, scooter store and onsite parking available by annual permit for which there is a charge of around £250 and for which there may be a waiting list.

ENTRANCE HALL:

Entered via a solid Oak-veneered entrance door with spy-hole. A wall-mounted security intercom system provides both a visual (via the home-owners TV) and verbal link to the main development entrance door and also incorporates the 24/7 Careline panel. A useful and spacious walk-in store cupboard with light and shelving houses both the Gledhill boiler supplying hot water, and the 'Vent Axia' heat exchange unit. A feature glazed panelled door leads to the Living Room.

LIVING ROOM:

A spacious and bright living room with a sash styled window. New carpet recently fitted. Two ceiling pendants. TV aerial point and raised level plug sockets for ease of use. Panelled door to kitchen.

KITCHEN:

Electrically operated sash-styled window with Venetian Blind over sink. Luxury range of soft cream gloss fronted fitted units with woodblock effect laminate worktops with matching upstands and incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed halogen hob with glass splash panel and stainless steel chimney extractor hood over, waist-high oven with 'tilt and slide' door and concealed fridge and freezer. Ceiling spot light fitting and plank effect flooring.

DOUBLE BEDROOM:

A well-proportioned double bedroom with a sash style window. Two ceiling pendants. TV aerial point and raised level plug sockets for ease of use. Built-in wardrobe with hanging rails, shelving and mirrored doors.

BATHROOM:

Modern white suite comprising; WC, vanity wash-basin with cupboard unit below and mirror with integral light above, Bath with shower fitting over with both 'Raindrop' and traditional shower heads, useful hand rails and a glazed screen. Heated ladder radiator, emergency pull cord, ceiling spot lights. Fully tiled walls and floor.

SERVICE CHARGE

- Cleaning of communal windows and exterior of all apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system and House Manager
- Upkeep of grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- The cost of the excellent House Manager who oversees the running of the development

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £3,178.75 per annum (for financial year ending 30/09/2024)

LEASEHOLD

Lease 125 Years from January 2015
Ground Rent: £425 per annum
Ground rent review date: January 2030

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

