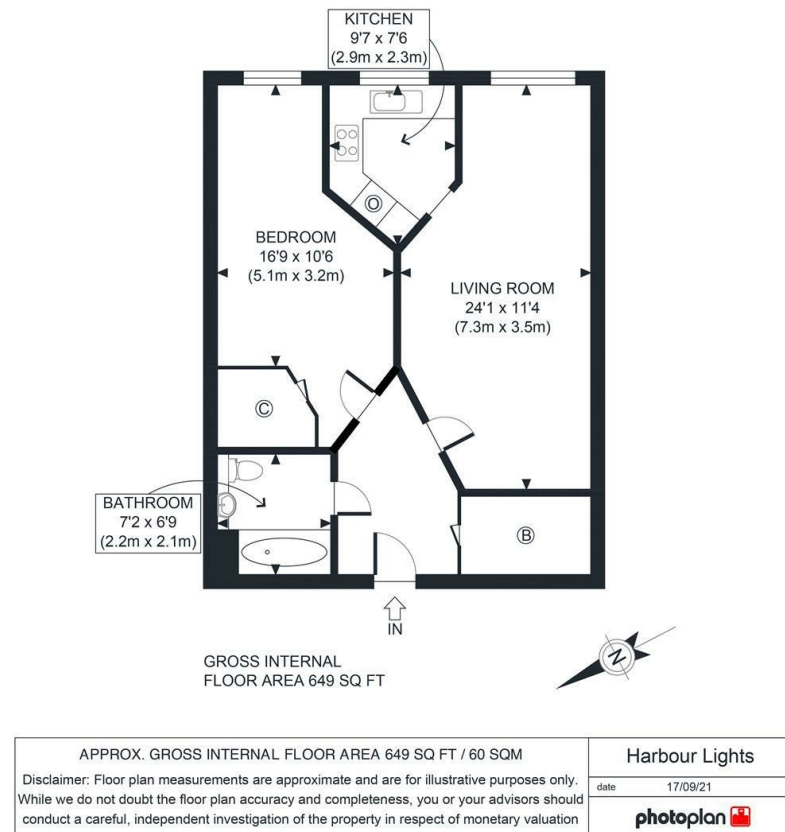
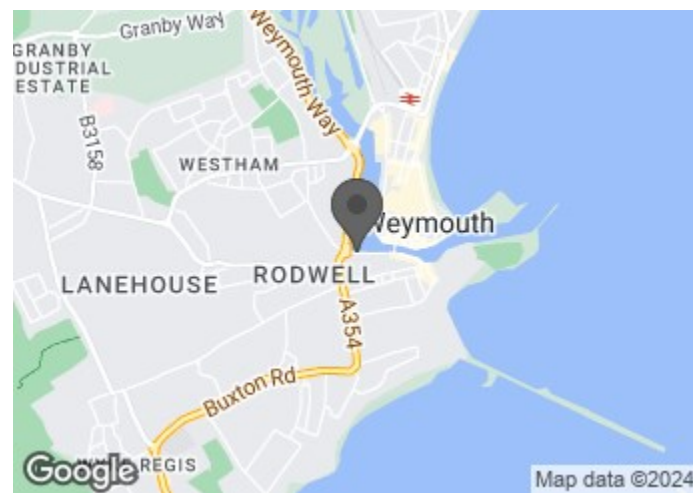


# McCARTHY STONE RESALES

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



**COUNCIL TAX BAND: C**



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



# McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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

