

**16 Jenner Court**

**Stavordale Road, Weymouth, Dorset, DT4 0AF**



**PRICE: £155,000**

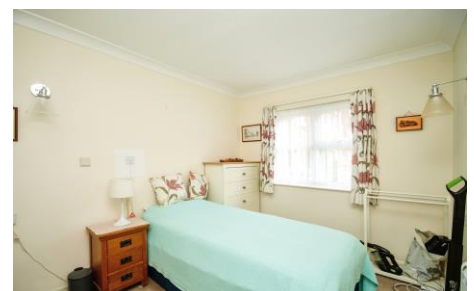
**Lease: 125 years from 1987**

**Property Description:**

A GROUND FLOOR TWO BEDROOM RETIREMENT APARTMENT WITH PATIO DOOR ACCESS  
Jenner Court is conveniently located for Weymouth town centre with its beaches and marina and comprises of 60 properties arranged over 3 / 4 floors each served by lift. The Visiting Development Manager can be contacted from within each property in the case of an emergency. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

Residents' lounge with conservatory  
Communal Laundry  
Lift to all floors in Phase I and Phase II  
Gardens and Car Parking  
Minimum Age 55

Guest Suites  
Development Manager  
24 hour emergency Appello call system  
Lease 125 years from 1987



**For more details or to make an appointment to view, please contact  
Rachel Hazell**



Total floor area 60.2 m<sup>2</sup> (647 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	69
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/8/24**

**Annual Ground Rent:**

**£218.32**

**Ground Rent Period Review:**

**Next Uplift 2031**

**Annual Service Charge:**

**£3,168.28**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**0% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.