

35 Jenner Court, Dorset, DT4 0AF



Price: £115,000

Lease: 86 years and 1 months

A TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT 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 Communal Car Parking
- Minimum Age 55
- Guest Suites
- Development Manager
- 24 hour emergency Appello call system
- Lease 125 years from 1987
- Service Charge £3,33.56 Ground Rent £218.32



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

Visit us at:

**retirementhomesearch.co.uk**



Total floor area 52.0 sq.m. (559 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	69 C
39-54	E		
21-38	F		
1-20	G		

**For Financial Year Ending: 31.8.26**

**Annual Ground Rent: £218**

**Ground Rent Period Review: 2031**

**Annual Service Charge: £3333.56**

**Council Tax Band: B**

**Event Fees: 1% Transfer, 0% Contingency**

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