



Connells

Swannery Court Commercial Road
Weymouth



Property Description

Connells Estate Agents are pleased to bring to the market this one bedroom first floor retirement apartment which is situated within a gated secure development and located close to Weymouth Town Centre and Beach. The accommodation comprises communal entrance hallway, private entrance hallway, fitted kitchen, lounge/diner, one bedroom and bathroom. This development offers communal facilities comprising visitor's suite, resident's lounge overlooking the Swannery, laundry room and house manager with care line facilities. Outside there is communal parking.

Lounge

19' 10" x 10' 7" (6.05m x 3.23m)
Front aspect upvc door with Juliet balcony. Fireplace with electric fire. Storage heating. Walk in storage cupboard.

Kitchen

7' 6" x 7' 4" (2.29m x 2.24m)
Front aspect upvc window. Fitted kitchen with a range of wall and base units incorporating a sink drainer with worksurfaces over. Electric oven with electric hob and cooker hood over. Space for fridge freezer. Wall heater.

Accommodation

Entrance Hall

Walk in cupboard housing hot water tank.



Bedroom One

14' 3" x 12' 10" max (4.34m x 3.91m max)

Front aspect window. Television and telephone point. Storage heater.

Bathroom

Suite comprising walk in shower cubicle, WC, and vanity unit. Heated towel rail. Extractor fan.
Shaver point. Fully tiled. Wall heater

Lease Length & Charges

The vendor informs us that the lease commenced in 2001 and is for 125 years, service charge is
£1307.00 paid twice yearly and the ground rent of £175 paid twice yearly.
We recommend details are verified by your solicitor before incurring any additional costs.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

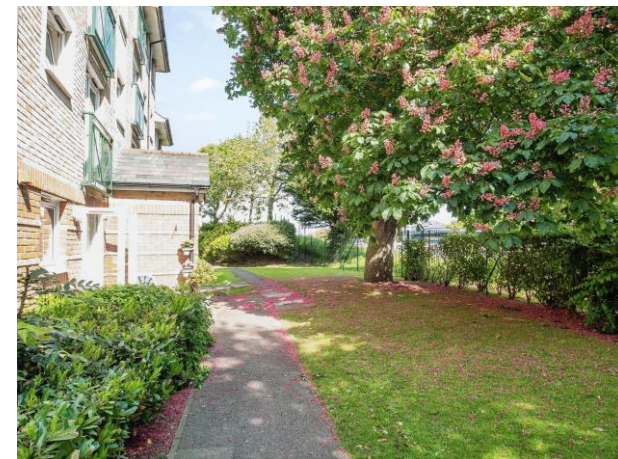
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EPC Rating: B

view this property online [connells.co.uk/Property/WEY308018](https://www.connells.co.uk/Property/WEY308018)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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