



Connells

Nightingale Court Victoria Street
Weymouth



Property Description

The apartment is accessed via a secure entrance and a hall leads past a communal area with a lift to the second floor, an additional storage cupboard is found adjacent.

Stepping inside, this particular apartment has a large hall and doors lead to all rooms. The focal point of the property is its spacious lounge/diner which is large enough for a range of furniture. The lounge flows through into the kitchen which has built in appliances, including oven and an induction hob.

Bedroom two found in the centre of the property is a single room or versatile space depending on the owner's needs. Bedroom one is a good size double room that has built in wardrobes. The bathroom has been finished to a modern standard and enjoys a large step in shower finished with a built in shelf and wash hand basin with vanity unit.

Nightingale Court is a retirement complex situated moments from the beach. The development, with LIFT ACCESS to ALL FLOORS, comprises 42 flats ranging from 1 to 2 bedrooms, each designed with ease of mobility, ample storage and generous living space and bedrooms. A resident manager is on site five days per week, with further access to a Careline alarm system 24/7.

Externally, unallocated parking is available to the rear, just a small walk through the communal gardens.

Entrance

Hallway

Storage cupboard. Airing cupboard.
Carpeted. Door leading into: -

Lounge

20' 8" x 10' 4" (6.30m x 3.15m)
Front aspect window. Carpeted. Wall mounted electric heater. Door leading into: -



Kitchen

11' 5" x 5' 8" (3.48m x 1.73m)

Fitted kitchen with range of wall and base units with roll-top work surfaces over incorporating a stainless steel sink drainer, electric hob, electric oven and grill, space for fridge freezer, space and plumbing for washing machine. Front aspect double glazed window.

Bedroom One

11' 5" x 10' 7" (3.48m x 3.23m)

Front aspect double glazed window. Built in wardrobe. Wall mounted electric heater. Carpeted.

Bedroom Two

11' 7" x 7' 2" (3.53m x 2.18m)

Front aspect double glazed window. Wall mounted electric heater. Carpeted.

Bathroom

Suite comprising walk in shower, low level WC and wash hand basin. Tiling.

Outside

To the rear of the property has residents parking, and a garden with lawn, flower beds and borders, mature shrubs and trees, pagodas, seating, and patio areas.

GUEST ROOM Available for visitors subject to availability, there is also a reception area with seating, a communal lounge available to all residents, a wardens' office, lift to all floors, and a communal cloakroom.

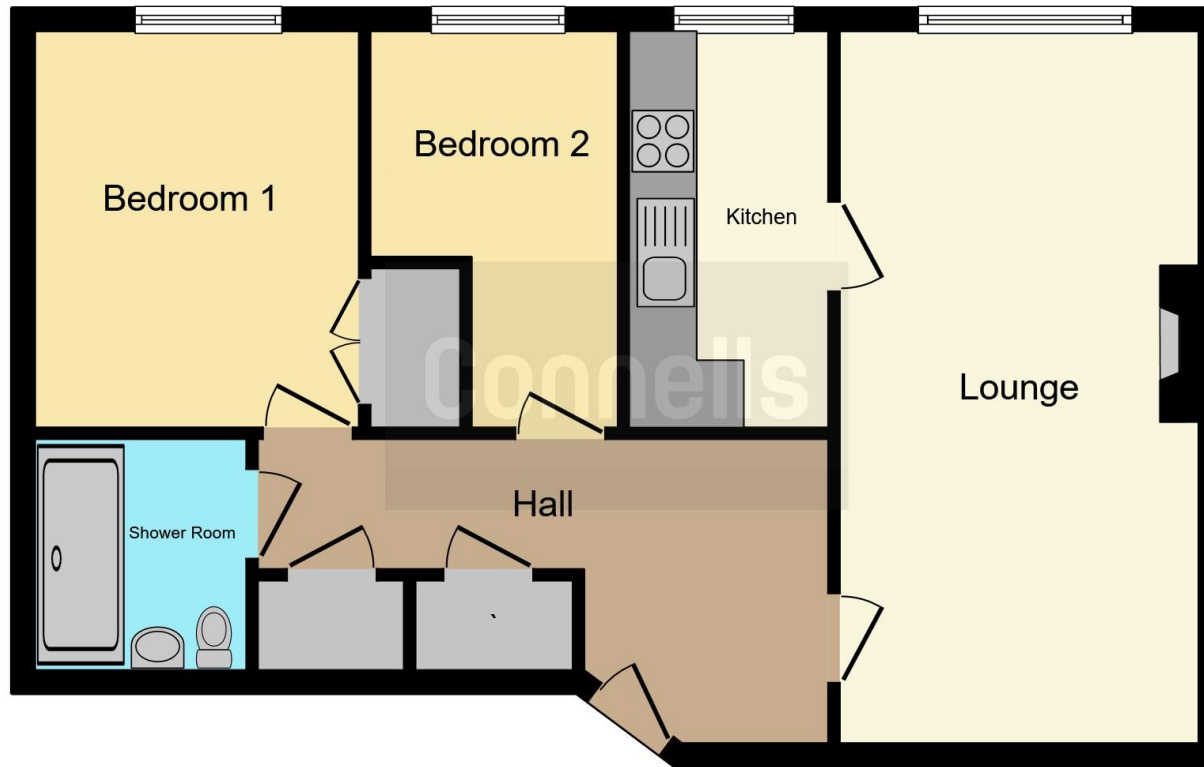
Lease Length & Charges

The vendor informs us that there is approximately 94 years left on a 99 year lease, the service charge is £244.38 per month, pets are permitted on request with a small charge.









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). Powered by www.focalagent.com

To view this property please contact Connells on

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84 St. Thomas Street
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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/WEY308559

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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