



Connells

Swannery Court Commercial Road
Weymouth



Property Description

Connells Estate Agents are pleased to bring to the market this one bedroom second 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, modern fitted kitchen, lounge/diner, one large double 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.

Entrance

Hallway

Carpeted. Airing cupboard housing immersion tank. Further storage with built in shelving.

Lounge/Dining Room

23' 6" x 7' 1" (7.16m x 2.16m)

Rear aspect upvc double glazed french door to balcony. Ornate electric fire with surround. Television and telephone point. Coving. Skirt boarding. Single glazed double doors leading to kitchen. Carpeted.

Private Westerly Balcony

Tiled floor. Glazed banister. Views across the Swannery and Weymouth Inner Harbour.

Kitchen

Irregular Shaped Room 7' 5" x 5' (2.26m x 1.52m)

Double glazed window to front. Fitted kitchen with a range of wall and base units incorporating a stainless steel single bowl sink drainer with worksurfaces over and built in electric oven and hob with cooker hood over. Space for fridge freezer. Part tiled walls. Rear aspect upvc double glazed window with harbour views. Coving.



Bedroom

13' 4" Max x 13' 8" Narrowing To narrowing to 12' 5" (4.06m Max x 4.17m Narrowing To narrowing to 3.78m)

Two rear aspect upvc double glazed windows with harbour views. Wall mounted radiator. Built in wardrobes. Telephone and television points. Carpeted. Coving. Skirt boarding.

Bathroom

Suite comprises glazed and tiled shower cubicle with mixer shower, vanity hand wash basin, and WC. Wall mounted fan heater. Shaver point. Tiled walls. Heated towel rail.

Communal Facilities

Communal residential lounge with balcony overlooking communal gardens. In house manager. Laundry room. Guest bedrooms.

Lease Length & Charges

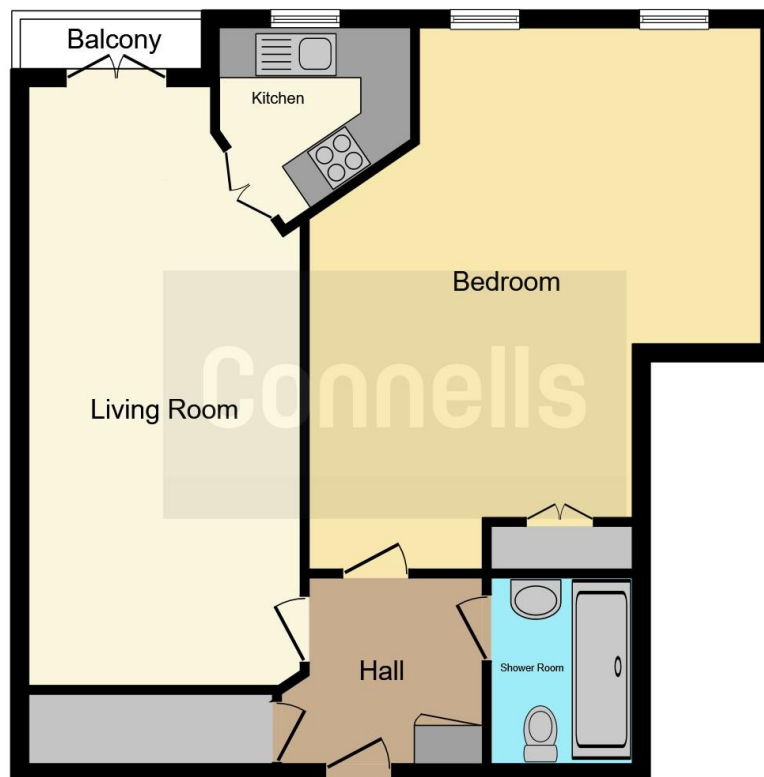
The vendor informs us that the lease commenced in 2001 and is for 125 years, service charge is £1,469.96 twice yearly per & the ground rent of £387.19 twice yearly.

We recommend details are verified by your solicitor before incurring any additional costs.









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

T 01305 770 333
E weymouth@connells.co.uk

84 St. Thomas Street
 WEYMOUTH DT4 8EN

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 2939.92

Ground Rent:
 774.38

Tenure: Leasehold

view this property online connells.co.uk/Property/WEY309171

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

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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WEY309171 - 0010