



Connells

Swannery Court Commercial Road
Weymouth

Swannery Court Commercial Road Weymouth DT4 7TY

for sale offers in excess of
£210,000



Property Description

Connells Estate Agents are pleased to bring to the market this two 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, fitted kitchen, lounge/diner, two bedrooms 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

Irregular Shaped Room 22' 5" x 10' 9" (6.83m x 3.28m)

Irregular shaped room, electric fire with ornate surround, electric storage heater, "Juliette" balcony that looks on to the Swannery Bridge and beyond. Ample space for Dining table

Kitchen

9' 4" x 7' 7" (2.84m x 2.31m)

Comprising wall and base cupboards with complimentary work surfaces and inset single drainer sink, built in electric oven, separate electric hob with extractor over, space for fridge/freezer, front aspect window.

Entrance

Built in storage cupboards.

Hallway

Built in storage cupboards.

Bedroom One

15' 2" x 9' 3" (4.62m x 2.82m)

Electric storage heater, built in wardrobes with mirror doors, front aspect window.

Bedroom Two

Irregular Shaped Room 17' 5" x 9' 1" (5.31m x 2.77m)

Irregular shape double room with electric storage heater, front aspect window

Shower Room

An upgraded double shower cubicle with seat, vanity unit with wash hand basin, wc, tiled walls

Outside

The development is enclosed and accessed by security gates which lead into parking areas designated on a first come/ first served basis but there is usually ample space for visitors. Communal garden areas with seating.

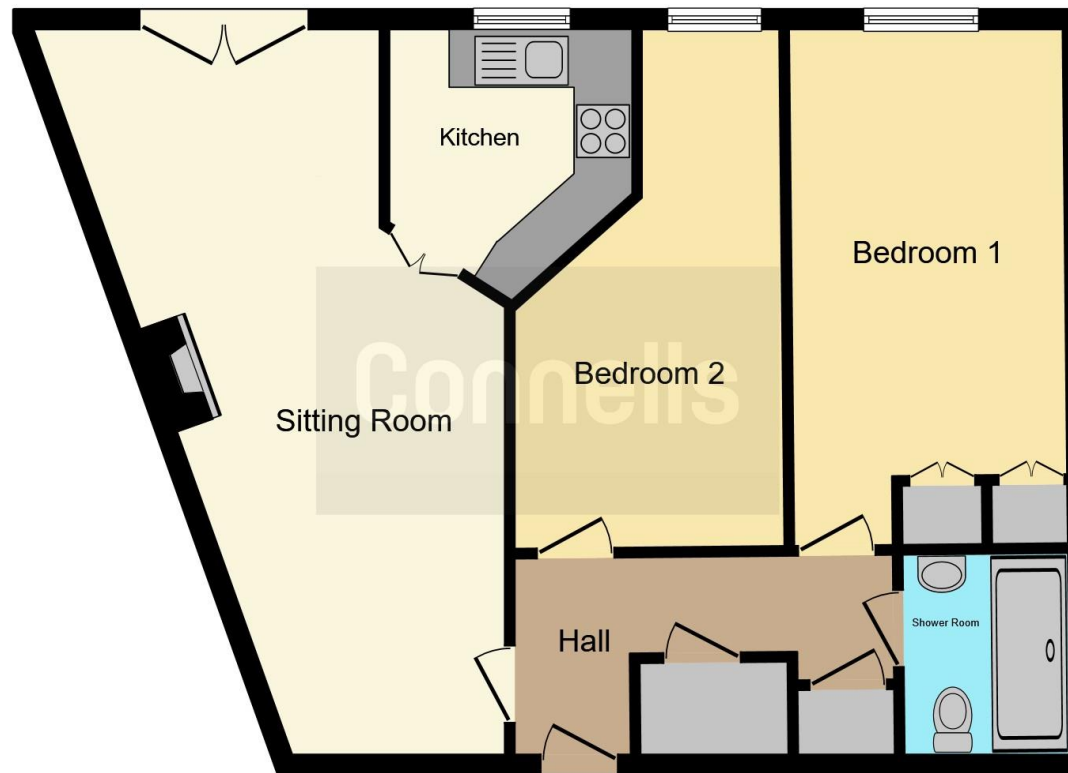
Lease Length & Charges

Leasehold 125 year lease from 1st March 2001 (103 years remaining). Service Charge is £4410.00 pa. Ground Rent £750 pa.









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: D

Service Charge:
 4410.00

Ground Rent:
 750.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WEY309248

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.



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Property Ref: WEY309248 - 0011