



Swannery Court, Commercial Road, Weymouth, DT4 7TY

welcome to

Swannery Court, Commercial Road, Weymouth

****FIRST 12 MONTHS SERVICE CHARGES PAID FOR**** We are delighted to offer a spacious ground floor two double bedroom retirement apartment within the popular gated development of Swannery Court. Offered with no onward chain, the property boasts a private patio area and views over towards the Swannery.



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 into apartment 14 is via a solid wooden fire door leading into a spacious hallway with a built in cupboard housing meters and a built in airing cupboard. Doors off the hallway lead to a generous size living room with dual aspect double glazed windows and a double glazed door leading out onto a private patio area. There are views over towards the Swannery. Off the lounge there are double wooden glazed doors leading into the kitchen with a rear aspect double glazed window, eye and base level units with work surfaces over, integral oven with inset electric hob and extractor fan over and space for under counter fridge and freezer. Bedroom one is a generous size with an en-suite bathroom. The bedroom has views over towards the Swannery and benefits fitted furniture and built in wardrobes. Bedroom two is another generous size with views over towards the Swannery. There is a main bathroom off the hallway with a shower cubicle, low level WC and a vanity wash hand basin.

Lounge

Kitchen

8' 5" x 7' 6" (2.57m x 2.29m)

Bedroom 1

24' 8" Max x 9' 2" (7.52m Max x 2.79m)

En Suite Bathroom

Bedroom 2

15' 6" x 8' (4.72m x 2.44m)

Shower Room



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Swannery Court, Commercial Road, Weymouth

- FIRST 12 MONTHS SERVICE CHARGES PAID FOR
- Two Double Bedrooms
- Two Bathrooms
- Over 55's
- Private Patio Area

Tenure: Leasehold EPC Rating: D

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.

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WMT106128 - 0009

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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