



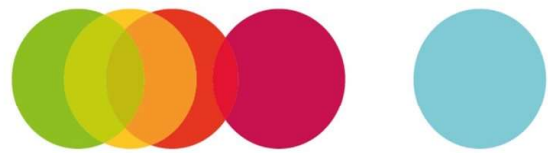
Ryan Court, Grosvenor Road, Weymouth, DT4 7QL

welcome to

Ryan Court Grosvenor Road, Weymouth

Spacious RETIREMENT FLAT for OVER 55's within Ryan Court, LODMOOR. The flat has TWO DOUBLE BEDROOMS, lounge/diner, kitchen and shower room. This purpose-built complex offers a residents' lounge, laundry room and COMMUNAL GARDENS, alongside RESIDENTS PARKING.





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IMAGE UNAVAILABLE

Communal Hall

Lounge / Diner

17' 7" x 10' 5" (5.36m x 3.17m)

Kitchen

6' 8" max x 5' 11" max (2.03m max x 1.80m max)

Hall

Bedroom 1

12' 3" plus wardrobe x 8' 9" (3.73m plus wardrobe x 2.67m)

Bedroom 2

12' 6" x 9' 8" (3.81m x 2.95m)

Shower Room

welcome to

Ryan Court Grosvenor Road, Weymouth

- Retirement Flat
- Over 55s Only
- Two Double Bedrooms
- Residents' Lounge & Laundry Room
- 24/7 Careline System

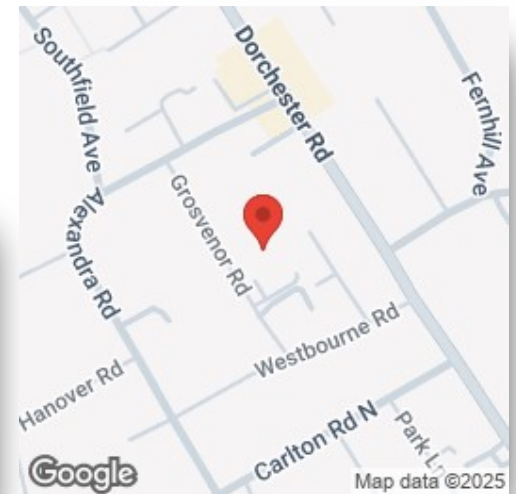
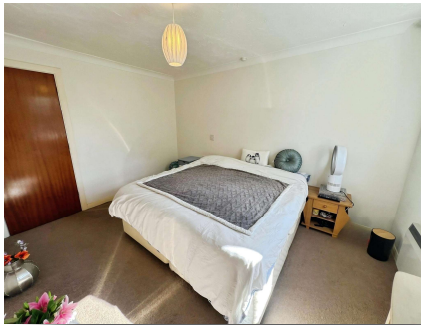
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 4000.00

Ground Rent: 218.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Feb 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£124,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WMT106779 - 0005

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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01305 783488



Weymouth@fox-and-sons.co.uk



31 St. Thomas Street, WEYMOUTH, Dorset, DT4 8EJ



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