



DIRECT

MOVES

## Grosvenor Road

, Weymouth DT4 7QL

- Over 55's accomadation
- Popular Lodmoor location
- Lift access to all floors
- 1 bedroom first floor apartment
- Close to amenities and public transport
- No forward Chain

**Offers Over £100,000 Leasehold**







### **Communal Entrance**

Intercom system allows access to the property. Stairs leading to all floors along with lift access. Flat 11 is located on the first floor to the rear of the building.

### **Entrance**

Front wooden door leading to

### **Inner Hallway**

Fuse board. Pull cord for emergency alarm, airing cupboard, power points, doors leading to

### **Bedroom**

8'8" x 12'10"

Rear aspect double glazed window overlooking communal garden. Power points, wall mounted dynamic heater, TV point, integral wardrobe.



### **Bathroom**

5'10" x 7'0"

Low-level WC, hand wash basin, panel enclosed bath with shower overhead. lino flooring, extractor fan and partially tiled walls

### Lounge

10'10" x 17'7"

Rear aspect double glazed window overlooking communal garden. Power-Points and BT point. Wall mounted dynamic heater, TV point, Archway leading to

### Kitchen

5'10" x 6'9"

Rear aspect double glazed window overlooking communal garden. Range of eye and base level units with work surfaces over stainless steel sink with draining board. Integral four ring electric hob with extractor fan overhead, integral oven and microwave. space for freestanding fridge freezer.

### Communal laundry and kitchen area

There is a communal lounge with TV, this can be hired out by residents for private functions.

### Parking

At present there are parking spaces for residents only this is based on a first come first serve.

### NB

There are 18 apartments located in Ryan Court also 1 guest room which can be used by family members.

Water and building insurance is included in the service charge.

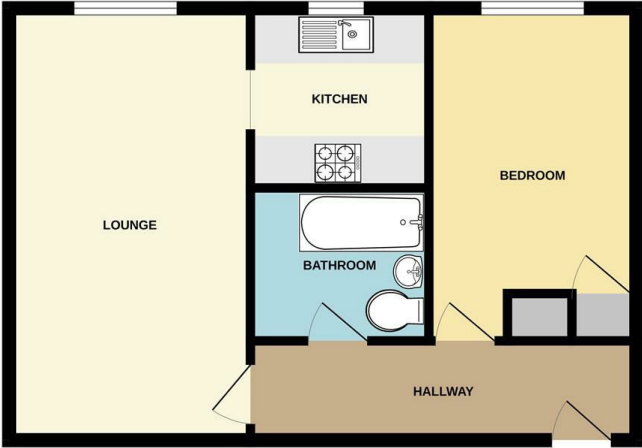
Over 55's only





Local Authority  
Council Tax Band **A**  
EPC Rating

GROUND FLOOR



RYAN COURT, GROSVENOR ROAD

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be read in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency can be given.  
Made with floorplan 12/25

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

