



Instinct Guides You



## North Quay, Weymouth £285,000

- Deceptively Spacious
- Two Double Bedrooms
- Beautiful Marina Views
- Parking Facilities & Scooter Store
- Moments From Hope Square & Town Center
- Mature Communal Gardens
- Bathroom & En-suite
- House Manager On Site



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Welcome to Harbour Lights Court, this charming two-double-bedroom first-floor retirement apartment boasts beautiful views of the marina & town center. Nestled in a purpose-built retirement community, this residence offers an ideal blend of comfort and convenience for those seeking a relaxed lifestyle close to a range of amenities and the convenience of the town center.

Inside the block, you are greeted by a spacious communal area and manager's office with a hallway that leads to a lift to all floors. The property enjoys beautiful views from almost every room. The lounge/diner is a generous size offering ample room for furniture and a bay window that has picturesque views and plenty of natural light.

The apartment features two well-appointed bedrooms, each offering plenty of room for furniture and attractive views. The principal bedroom is exceptionally large and boasts a walk-in wardrobe & en-suite shower room, complete with modern fixtures, a walk-in shower, and contemporary tiling. The second bedroom can serve as a guest room and a versatile space for hobbies.

The kitchen is equipped with plenty of storage cupboards and high-end appliances, a built-in fridge/freezer, and an electric hob. A large walk-in cupboard offers plenty of room for storage and completes the space perfectly.

In addition to the accommodation is a residents lounge, laundry room, scooter store, and attractive landscaped gardens. The development provides an independent living opportunity for those over 60 years of age with the peace of mind provided by the day-to-day support of a House Manager. All apartments are equipped with a 24-hour emergency call facility.

In summary, Harbour Lights Court offers contemporary living with peace of mind set within an attractive development with the marina just a stone's throw away. There are plenty of opportunities for leisurely strolls along the waterfront or indulging in waterside dining at nearby restaurants.



## Room Dimensions

**Lounge/Diner 25'8" max x 11'4" > 7'10" (7.84 max x 3.46 > 2.41)**

**Kitchen 7'6" x 5'7" irregular shape (2.29 x 1.72 irregular shape )**

**Bedroom One 21'7" x 10'5" (6.58 x 3.18)**

**Bedroom Two 19'3" x 9'6" > 5'6" (5.89 x 2.90 > 1.69)**

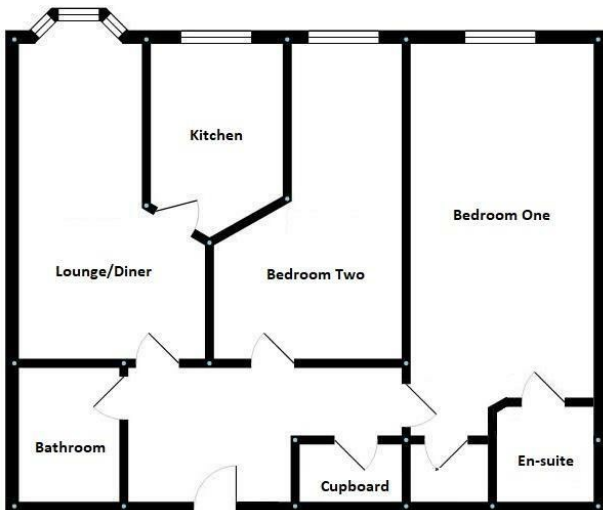
**En-suite 7'1" x 6'10" (2.18 x 2.10)**

**Bathroom 6'10" x 4'10" (2.09 x 1.48)**

### Lease & Maintenance Information

The vendor informs us that the lease is 125 years from 2015, the ground rent is £495 PA and the service charge is £397.35pcm, there are no holiday lettings, and pets are permitted upon request and signing a declaration, lastly, there is an age restriction of 55 years of age and above.

This information should be confirmed by your solicitor before any expenditure. The ground rent is subject to change during the length of the lease



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.