



Instinct Guides You



Grosvenor Road, Weymouth Offers Over £80,000

- No onward chain
- Top floor with lift access
- Mobility scooter parking
- House manager & 24hr care line
- Sense of community with activities
- Double bedroom with built in wardrobes
- Attractive communal areas
- Well presented



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Offered with NO ONWARD CHAIN, a well presented one-bedroom TOP FLOOR RETIREMENT APARTMENT with LIFT ACCESS at Ryan Court that benefits a 24/7 CARE-LINE system, RESIDENTS LOUNGE, and attractive communal GARDENS. Located within easy reach to WEYMOUTH TOWN CENTRE, the apartment is perfectly located for comfortable living with a range of AMENITIES close by.

The apartment enjoys a superb position within the block and compared to many, has a bright inviting feel. On the ground floor is the communal laundry facilities and the resident's lounge and, there is lift access throughout the building. Entering the property the accommodation is made up of one bedroom, lounge/diner, kitchen, and shower room.

The bedroom is a well-proportioned double room that benefits from a built-in wardrobe. Adjacent is the open-plan lounge/diner, this room has a bright feel and is a well proportioned room with ample space for furniture. The kitchen benefits from plenty of storage.

Lastly, the shower room finishes the accommodation, and comprises a bath with shower wash hand basin and w/c tied together by contemporary tiling. Adjacent is a substantial storage cupboard.

Externally there are some resident and visitor parking available on site and use of the gardens that are well maintained and finished with a range of decorative flowers and shrubs.

Agents notes - Please be aware this property has a minimum age restriction of 55 years of age. The apartments are electric only with no access to gas.



Room Dimensions

Bedroom 11'10" + wardrobe x 8'8" (3.63 + wardrobe x 2.66)

Living room 15'7" x 10'5" (4.77 x 3.19)

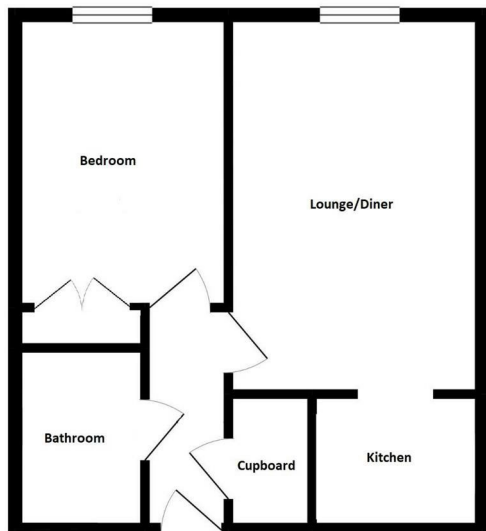
Kitchen 6'9" x 5'9" (2.07 x 1.77)

Bathroom 7'1" x 5'5" (2.16 x 1.67)

Lease & maintenance information

The vendor informs us the lease commenced in 1987 and has 89 years remaining, the ground rent is approx £109.16 per six months period, and a service charge of approx £4,200pa, both of which are reviewed annually, there is an age restriction of 55 years minimum and no pets or holiday lets are permitted.

We recommend a solicitor checks these details before incurring costs.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
82	82	
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
82		
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.