



Instinct Guides You



## Commercial Road, Weymouth £140,000

- No Onward Chain
- Minutes To Beach
- Level Walk To Town
- Retirement Apartment
- Communal Facilities
- Lift To All Floors
- On Site Visitor Parking
- Careline 24/7 System
- On Site Manager 5 Days A Week
- Swannery Court



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 second floor, ONE DOUBLE BEDROOM apartment with LIFT ACCESS to all floors and ON-SITE VISITOR PARKING. The property is situated in the highly sought-after GATED Retirement Development of SWANNERY COURT, located close to the Esplanade and a level walk to all town centre amenities.

The property comprises; an entrance hallway, a large lounge/diner, a fitted kitchen, double bedroom with built-in storage and a bathroom.

Swannery Court is a retirement complex situated on the edge of Weymouth Town Centre, approximately a five-minute level stroll to Weymouth's Award Winning Beach. The development, with LIFT to ALL FLOORS, comprises 69 flats ranging from 1 to 2 bedrooms, each designed with ease of mobility, ample storage and generous living space and bedrooms. A resident manager is on-site five days per week, with further access to a 24/7 Careline alarm system.

Communal facilities include an inviting lounge with seating, a balcony and kitchenette, a laundry room and gardens. Regular social activities can be partaken including Bingo, film evenings, musicals, lunches, dominoes, bowling, coffee mornings, keep fit, and quiz nights, all organised by the residents. New residents must be at least 55 years of age.



## Room Dimensions

Lounge 20'0" 8'0" x 16'0" 6'0" (6.10m 2.44m x 4.88m 1.83m)

Bedroom 16'11" 2'0" x 8'11" 0'11" (5.18m 0.61m x 2.74m 0.30m)

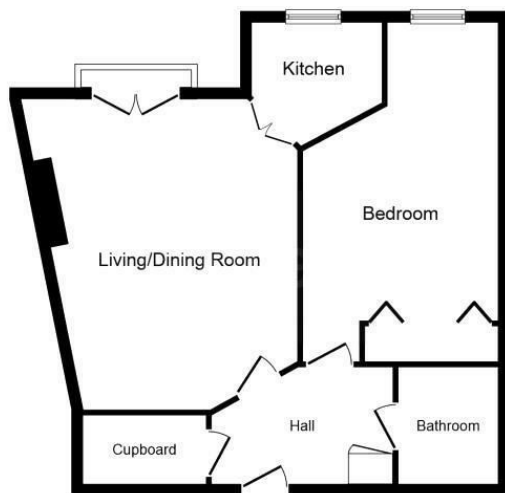
Bathroom

Kitchen

### Lease & Maintenance Information

The vendor informs us that the property has a 125-year lease which commenced in 2001, the service charge is approximately £1900pa, the ground rent is £350pa, and there are no pets or holiday lettings allowed, an age restriction of 55 applies.

We recommend details be verified by your solicitor before incurring any additional costs.



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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	85
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	

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.