



Instinct Guides You



Grosvenor Road, Weymouth £90,000

- 24/7 Careline System
- Lift To All Floors
- Guest Accommodation
- Residents Lounge
- Communal Laundry Facilities
- Level Walk To Town & Beach
- Mobile Scooter Parking
- Well Maintained Communal Gardens



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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.

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Welcome to Ryan Court, Grosvenor Road, Weymouth - a charming location for this delightful retirement apartment.

The property offers convenient living and a house manager is on site to assist. The accommodation is practical in size, specifically designed for ease of use and with mobility in mind. The hub is certainly the cosy reception room, perfect for relaxing or entertaining guests the room flows through into the kitchen that has room enough for a fridge freezer and ample work surface. With one double bedroom and one bathroom, this apartment provides a comfortable living space for those over 55 years of age.

The convenience of a lift to all floors ensures easy access throughout the building, making everyday tasks a breeze. The attractive communal grounds, residents lounge, and laundry facilities create a welcoming community atmosphere for all residents to enjoy.

For added peace of mind, the property features a 24/7 careline system and guest accommodation, providing support and convenience when needed. The level walk to the town and beach allows for leisurely strolls and easy access to local amenities, making this location ideal for those seeking a relaxed lifestyle by the sea.

Additionally, the parking for mobile scooters adds a practical touch for residents who may require mobility assistance. Don't miss out on the opportunity to own this lovely retirement apartment in a sought-after location.

Room Dimensions

Lounge 17'8" x 10'4" (5.41 x 3.16)

Kitchen 6'9" x 5'10" (2.06 x 1.8)

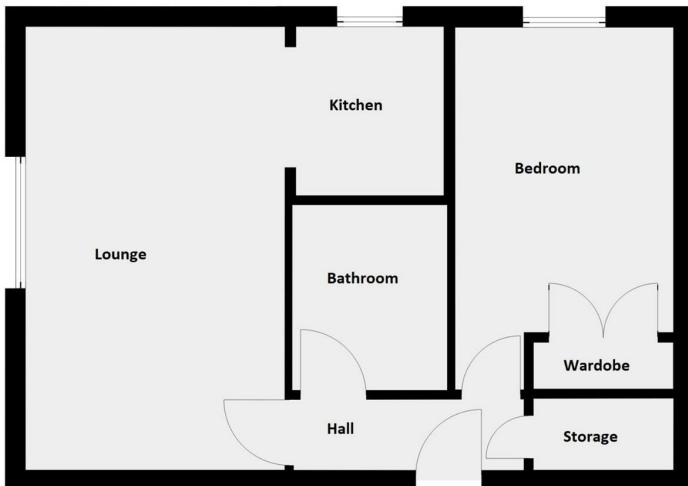
Bedroom 12'2" plus wardrobe x 8'8" plus recess (3.72 plus wardrobe x 2.66 plus recess)

Bathroom 7'4" x 6'2" (2.26 x 1.89)

Lease & Maintenance Information

The vendor informs us the lease commenced in 1987 and has 88 years remaining, the ground rent is approx £109.18 per six-month period, and a service charge of approx £4,600 per annum 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 check these details before incurring costs. The ground rent may be subject to change during the length of the lease.



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		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
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.