



Instinct Guides You



## Victoria Street, Weymouth Offers In Excess Of £130,000

- No Onward Chain
- Sea Glimpse
- Moments from Weymouth Beach
- Pharmacy and Surgery Nearby
- Corner Plot Location
- Well Presented
- Level Walk To Town Centre
- Two Bedrooms
- Communal Parking
- Lift Access



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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 this well-presented RETIREMENT apartment located just a STONES THROW to Weymouth Beach in Nightingale Court. This delightful property boasts A SEA GLIMPSE VIEW, TWO BEDROOMS, MODERNISED BATHROOM and large living room ideal for hosting guests. The FITTED MODERN KITCHEN provides space for the essential appliances.

Situated close to town this apartment offers a level walk to the beach and town centre, you'll have easy access to all the amenities you need, from shops to restaurants, including the LOCAL SURGERY and PHARMACY which is located on the same street ensuring convenience is at your doorstep. The WELL-MAINTAINED COMMUNAL GARDENS provide a serene setting for leisurely strolls or simply enjoying the fresh air.

The apartment is accessed via a secure entrance, with an elevator providing access to the first floor apartment. The property itself offers an additional storage cupboard which is found next to the apartments front door.

Stepping inside, this apartment has a large hall space, complimented by two large storage cupboards supplying essential storage for the apartment. The focal point of the property is its spacious lounge/diner that is enhanced with its corner location allowing dual aspect with a SEA GLIMPSE view. The lounge flows through into the kitchen which has been re-fitted to a modern, contemporary standard with sleek units and built in appliances, including oven and hob.

Bedroom one is a good size double room with ample space for additional furnishings, with the second single bedroom offering versatility depending on the owner's needs. The bathroom has been finished to a modern standard and enjoys a large step in shower, w/c and wash hand basin with vanity unit.

Nightingale Court is a retirement complex situated moments from the beach with LIFT ACCESS. The property also benefits from communal parking spots to the rear for residents.



## Room Dimensions

Living Room 17'8" x 10'4" (max) (5.41 x 3.17 (max))

Kitchen 11'2" x 5'10" (3.42 x 1.79 )

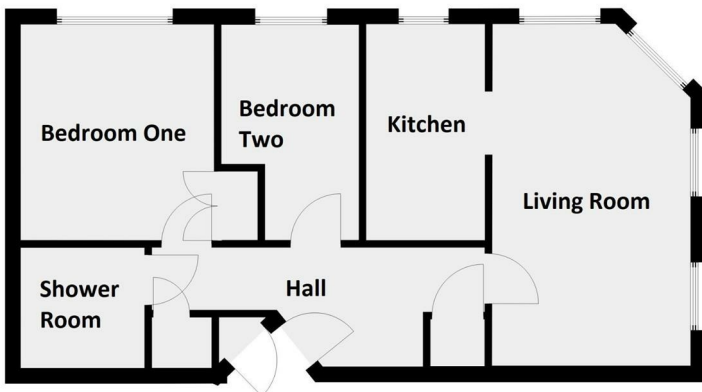
Bedroom One 11'2" x 10'1" (3.41 x 3.09)

Bedroom Two 11'5" x 7'2" (max) (3.49 x 2.20 (max))

Shower Room 6'3" x 6'5" (1.92 x 1.98 )

### Lease & Maintenance Information

The vendor informs us that there is a 99 year lease that commenced in 1986, service charge is approximately £265 PCM with ground rent of £6 PCM, pets are allowed, no holiday letting is permitted.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.