



Instinct Guides You



Stavordale Road, Weymouth Offers In Excess Of £95,000

- Well Presented
- Hosted Activities
- No Onward Chain
- Local Amenities Nearby
- Close To Town and Beach
- Lift To All Floors
- First Floor Flat
- Well Maintained Communal Gardens



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.

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A purpose built ,FIRST FLOOR RETIEMENT APARTMENT being sold with NO ONWARD CHAIN in the POPULAR development of JENNER COURT, just a short stroll to the HARBOUR & TOWN CENTRE which includes A RANGE OF AMENITIES. Jenner Court has lovely COMMUNAL GARDENS and RESIDENTS LOUNGES which regularly host events from BINGO to QUIZ NIGHTS.

The entrance hallway has two good size storage cupboards and doors leading to all rooms. The lounge is a bright and airy room which overlooks the well maintained gardens. Found adjacent to the living room is the kitchen that has a range of wall and base units and inset hob with a oven at a convenient height for ease of use.

The bedroom is a good sized double, allowing plenty of space for bed and bedroom furniture, this is a bright space as a result of its large window that overlooks the gardens. The bathroom, found at the left hand end of the hallway, comprises walk in shower, hand wash basin and w/c.

Jenner Court is situated close to Weymouth town centre. The flats are one or two bedroom and there are resident management staff and a community alarm service. Facilities include lift, lounge, laundry, guest facilities and garden.

With NO ONWARD CHAIN, this property is ready and waiting for you to make it your own. Don't miss out on the opportunity to enjoy a peaceful retirement in this lovely apartment.



Room Dimensions

Living Room 15'1" x 10'8" (4.61 x 3.27)

Bedroom 15'1" x 8'5" (4.61 x 2.59)

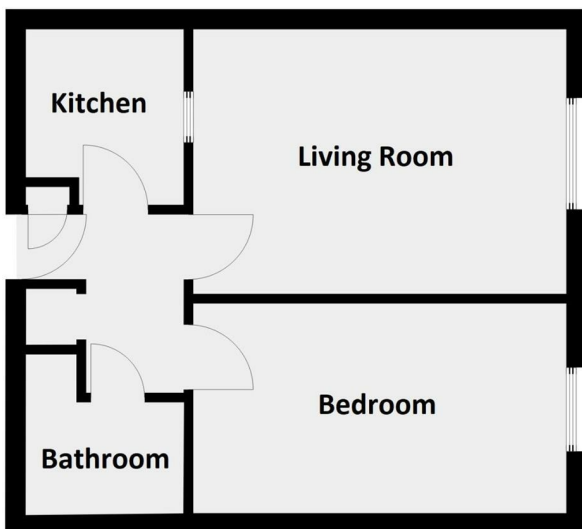
Kitchen 7'1" x 6'4" (2.17 x 1.95)

Bathroom

Lease and Maintenance Information

The vendor informs us that there is a 125 year lease which commenced in 1989, service charge is £3000 per annum, ground rent is £220 p.a, pets are allowed upon request, lettings are allowed.

These details should be checked by your solicitor before any expenses are incurred.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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			
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		
(1-20)	G		
Not environmentally friendly - higher CO ₂ 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.