



Instinct Guides You



## Commercial Road, Weymouth Offers In Excess Of £147,000

- Views Over Swannery Lake
- Balcony
- No Onward Chain
- Spacious Apartment
- Lift To All Floors
- Close To Transport Links
- Gated Development
- Level Walk Into Town
- Close To Many Amenities
- Over 55's



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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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A SPACIOUS second floor, ONE DOUBLE BEDROOM apartment with BALCONY & BEAUTIFUL VIEWS over the SWANNERY, situated in the highly sought after GATED Retirement Development of SWANNERY COURT, located close to the Town Centre, Marina and Esplanade.

The property, being sold with NO ONWARD CHAIN, comprises; entrance hallway, large lounge/diner, fitted kitchen, double bedroom with built in storage and modern 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 Careline alarm system 24/7.

Communal facilities include an inviting lounge with seating, balcony and kitchenette, 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 23'7" max x 16'0" irregular shape (7.21 max x 4.9 irregular shape)

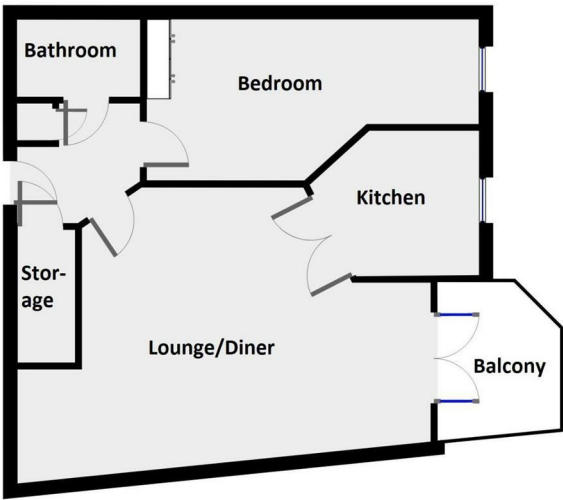
Kitchen 7'2" x 6'9" (2.19 x 2.06)

Bedroom 16'9" x 8'8" > 4'9" (5.13 x 2.66 > 1.46)

Lease & Maintenance Information

The vendor informs us that there is a 125 year lease which commenced in 2001, the service charge is approximately £1,400 per 6 months, the ground rent is £350 p/a, reviewed every year, pets are permitted but not to be replaced and letting is allowed.

We recommend these details are checked by a solicitor before incurring any 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 |                         |           |
| England & Wales                             | 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) 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 |                         |           |
| 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.