



Instinct Guides You



North Quay, Weymouth £260,000

- No Onward Chain
- Very Well Presented Throughout
- Harbour Views
- Bathroom & En-suite
- Two Double Bedrooms
- Moments From Harbour
- 24 Hour Care Line Options
- Helpful On Site House Manager
- Generous Communal Lounge & Facilities
- Lift Access to All Floors



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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 Harbour Lights Court, a charming second-floor retirement apartment offering two generous double bedrooms and beautiful views across the marina towards the town centre. Set within a purpose-built retirement development, this well-presented home combines comfort, security, and convenience for those seeking a relaxed lifestyle close to local amenities.

Agents Notes - The vendor has recently had the property redecorated and freshly carpeted throughout.

The development itself is welcoming and well maintained, featuring a spacious communal entrance, House Manager's office, and lift access to all floors. The apartment enjoys attractive outlooks from almost every room, creating a bright and airy feel throughout.

The lounge/diner is generously proportioned, providing ample space for both living and dining furniture. A front facing window frames picturesque views of the marina. A door opens to the kitchen that is thoughtfully designed with an excellent range of storage cupboards and quality integrated appliances, including a built-in fridge/freezer and electric hob.

There are two well-appointed double bedrooms, both offering excellent space and pleasant views. The principal bedroom is particularly impressive, featuring a walk-in wardrobe and a modern en-suite shower room. The second bedroom is ideal for guests or as a flexible hobby or study space. The main bathroom comprises of a shower, wash basin and w/c.

A large walk-in storage cupboard provides additional practicality.

Residents benefit from a range of excellent communal facilities, including a residents' lounge, laundry room, scooter store, and attractive landscaped gardens. The development is designed for independent living for those aged 60 and over, with the reassurance of a House Manager and a 24-hour emergency call system in every apartment.

Kitchen 7'0" max x 6'8" max (2.14m max x 2.04m max)

Lounge/Diner 21'5" x 11'9" (6.54m x 3.59m)

Bedroom One 20'11"<15'4" x 10'4" max (6.39m<4.68m x 3.16m max)

Bedroom Two 17'2" x 8'11" (5.25m x 2.72m)

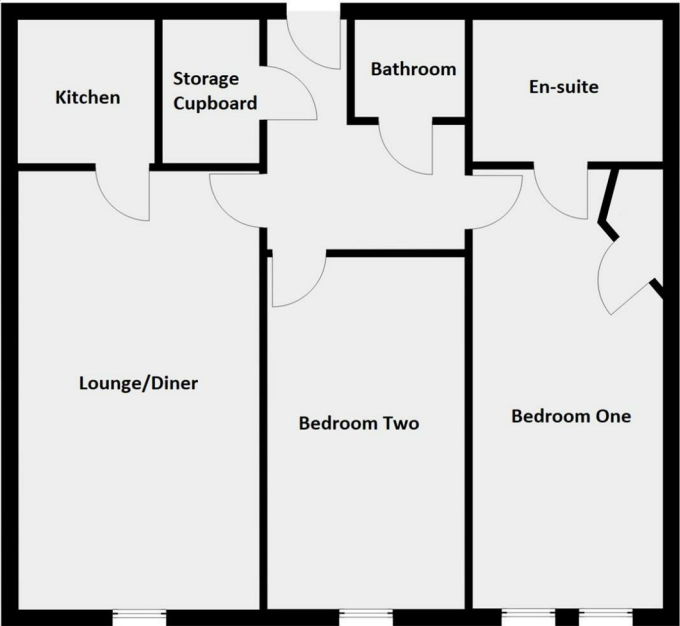
Bathroom 6'4" max x 5'4" max (1.95m max x 1.64m max)

En-suite 9'3" max x 6'11" max (2.83m max x 2.12m max)

Lease & Maintanace Information

The vendor informs us that the lease is 125 years from 2015, the ground rent is approx £250 PA and the service charge is £426pcm & includes water, there are no holiday lettings, and pets are permitted upon request and signing a declaration, lastly, there is an age restriction of 55 years of age and above.

This information should be confirmed by your solicitor before any expenditure. The ground rent is subject to change during the length of the lease



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | | Very environmentally friendly - lower CO ₂ emissions (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | 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.