



RYAN COURT
PRIVATE
RESIDENTS PARKING ONLY

AUSTIN
ESTATE AGENTS

Ryan Court

Grosvenor Road

Lodmoor

Weymouth

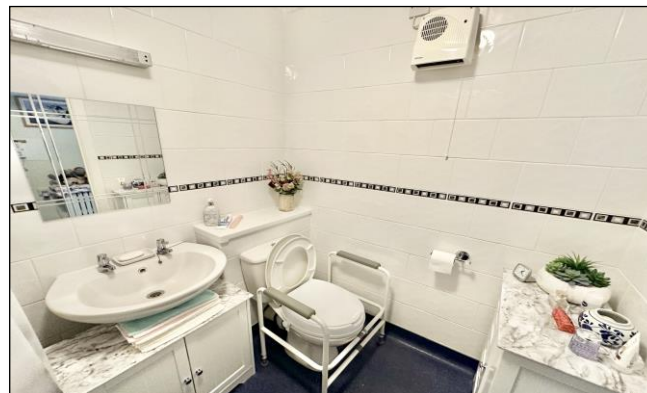
DT4 7QL

£115,000

SUMMARY

- Well Presented Retirement Apartment
- Ground Floor
- One Double Bedroom
- Spacious Lounge / Diner
- Contemporary Fitted Kitchen
- Well Appointed Shower Room
- Double Glazing & Electric Heating
- Direct Access to Communal Gardens
- Close to the Local Shops & Amenities of Lodmoor Hill
- No Onward Chain





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge 15' 7" x 10' 6" (4.75m x 3.20m)

Kitchen 6' 11" x 5' 11" (2.10m x 1.80m)

Bedroom One 12' 0" x 8' 10" (3.65m x 2.70m)

Shower Room 6' 11" x 5' 7" (2.10m x 1.70m)

COMMUNAL AREAS

Communal Lounge

Communal Laundry

Communal Gardens

Residents Car Park

THE PROPERTY

We are delighted to present this charming ground floor retirement apartment, offering numerous attractive features and a peaceful living environment. The property benefits from double-glazed sliding patio doors that provide delightful views and direct access to the beautifully maintained communal garden. The property is offered with no onward chain. We believe viewing is essential to fully appreciate this property's appeal.

The entrance door to the apartment leads to a welcoming reception hallway with a large walk-in storage cupboard and doors providing access to the lounge, bedroom and shower room. The spacious lounge is bright and airy, thanks to the large, double-glazed sliding patio door that offers views of the garden and fills the room with natural light. An electric wall-mounted heater provides warmth, and an archway leads naturally to the kitchen. The kitchen is tastefully fitted with a range of contemporary units, co-ordinated worktop surfaces, integral electric hob, oven and concealed extractor. There is space and plumbing for a fridge freezer and washing machine.

The comfortable double bedroom includes a large, double-glazed window overlooking the garden, ensuring plenty of natural light. The room also features built-in double wardrobes for ample storage. Completing the accommodation within the apartment is the shower room which comprises a low-level WC, wash hand basin with vanity unit, and an independent shower area with complementary tiling.

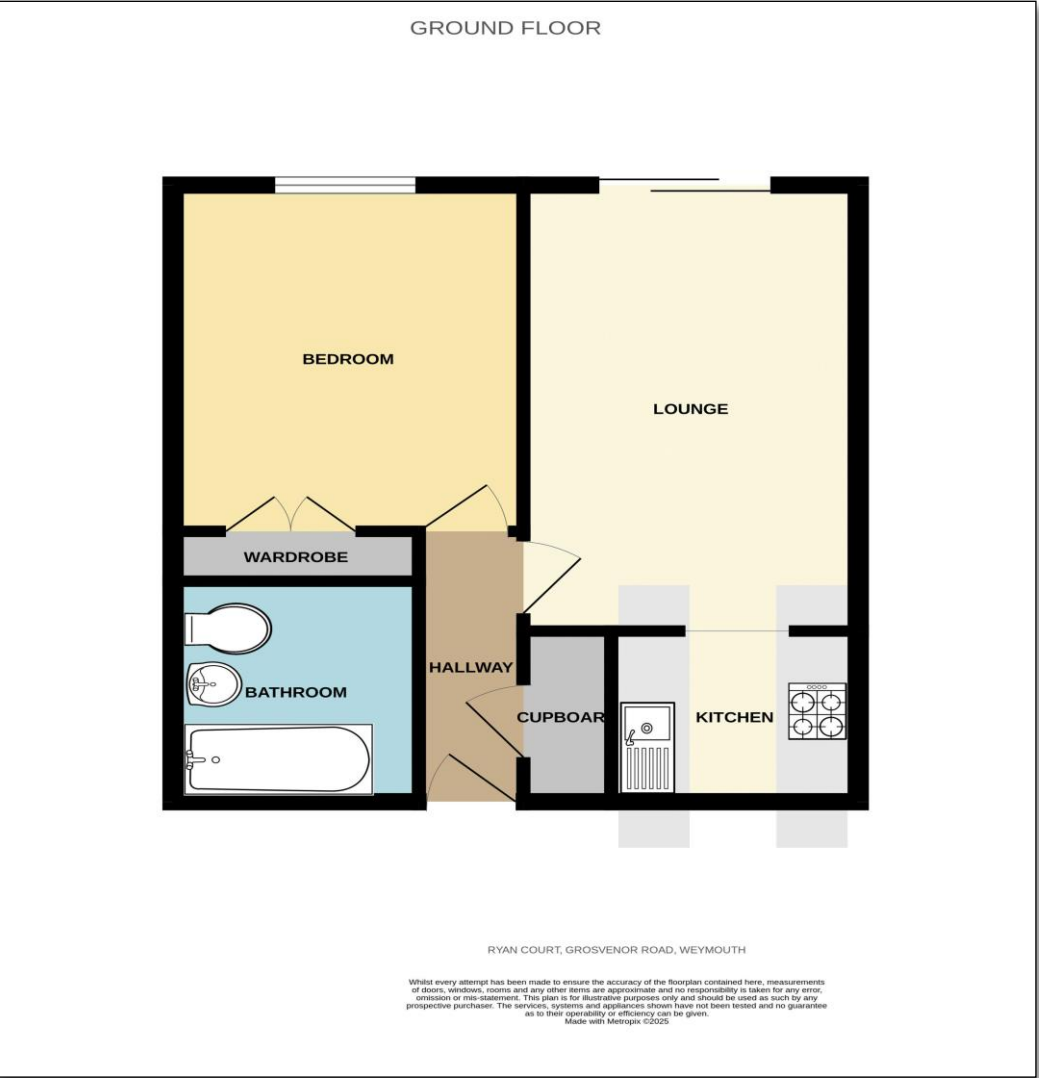
Residents can enjoy a welcoming social environment with access to a communal lounge offering tea-making facilities, a laundry room, and a guest room for visitors. The well-maintained communal gardens feature manicured lawns, attractive plants, and shrub borders, providing a serene outdoor space for relaxation. The apartment has direct access to the gardens from the lounge.

A residents only car park is situated to the front of the development and is on a first come first served basis. The apartment is situated in a popular residential area of Lodmoor, conveniently close to local shops including a post office, convenience store, bakery and launderette. Amenities, such as bus routes offering easy access to surrounding areas and a doctors' surgery are within walking distance. Viewing is highly recommended to appreciate all this property has to offer.

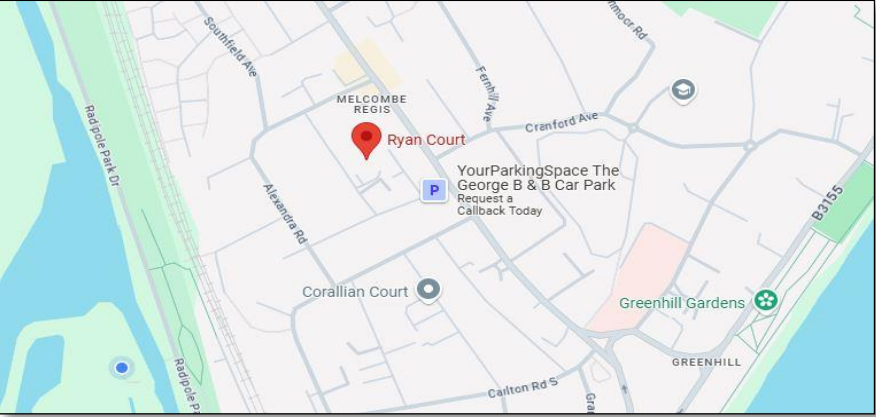
We have been advised that the lease has 87 years remaining. The service charges are £4,656.12 per annum, payable bi-annually. The ground rent is £218.32 per annum, also payable bi-annually. Residential lettings are permitted. Existing pets are permitted but may not be replaced. Holiday lets are not allowed.



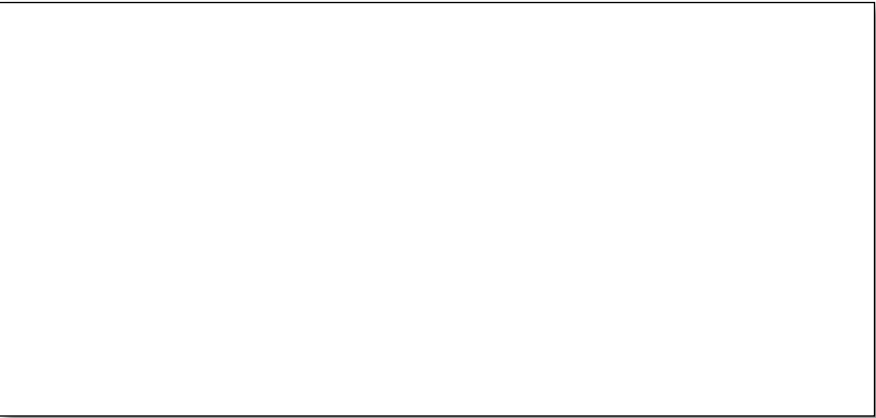
FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: A TENURE: Leasehold

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MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.