



Weymouth, DT4 8DW
Price £240,000 Leasehold


MARTIN&CO

North Quay, Weymouth

2 Bedrooms, 2 Bathroom

£240,000

- Ground Floor Retirement Apartment
- Overlooking Weymouth Marina
- Two Double Bedrooms & Ensuite
- Service Charge - £5100 (PA)
- 125 years from the 1st Jan 2015
- Communal Facilities
- Underground Parking Available

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



Located adjacent to Weymouth Marina on the North Quay and a short stroll from Weymouth Town Centre and Old Harbour is this popular retirement living development of Harbour Lights Court with welcoming communal areas, spacious accommodation, lift and the support of a House Manager.

All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies.

Communal facilities include a homeowners lounge, landscaped garden, laundry room, scooter store and onsite parking available by annual permit for which there is a charge of around £250 (subject to availability).

The apartment which offers spacious accommodation throughout with high ceilings and Georgian sash

windows benefits from its own self contained entrance which leads into an elegantly presented lounge/diner, modern fitted kitchen with integrated appliances, modern bathroom, two double bedrooms and a modern ensuite.

ENTRANCE HALL

KITCHEN 9' 7" x 7' 5" (2.92m x 2.26m)

LOUNGE/DINER 23' 8" x 15' 9" (7.21m x 4.8m)

BEDROOM 24' x 12' 4" (7.32m x 3.76m)

ENSUITE

BEDROOM 19' 7" x 9' 5" (5.97m x 2.87m)

BATHROOM

LEASE We have been informed:-

Lease length is 125 years from 2015.

Ground Rent is approximately £495 per annum
Service Charge is approximately £3588 per annum
Pets are on request to the Management Company

Service Charge - • Cleaning of communal windows and exterior of apartment windows

- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- The excellent House Manager who oversees the smooth running of the development
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include



the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

(all lease information should be confirmed by your solicitor)

Property Type: Ground Floor Purpose Built Retirement Apartment
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating: 'Vent Axia' heat exchange unit

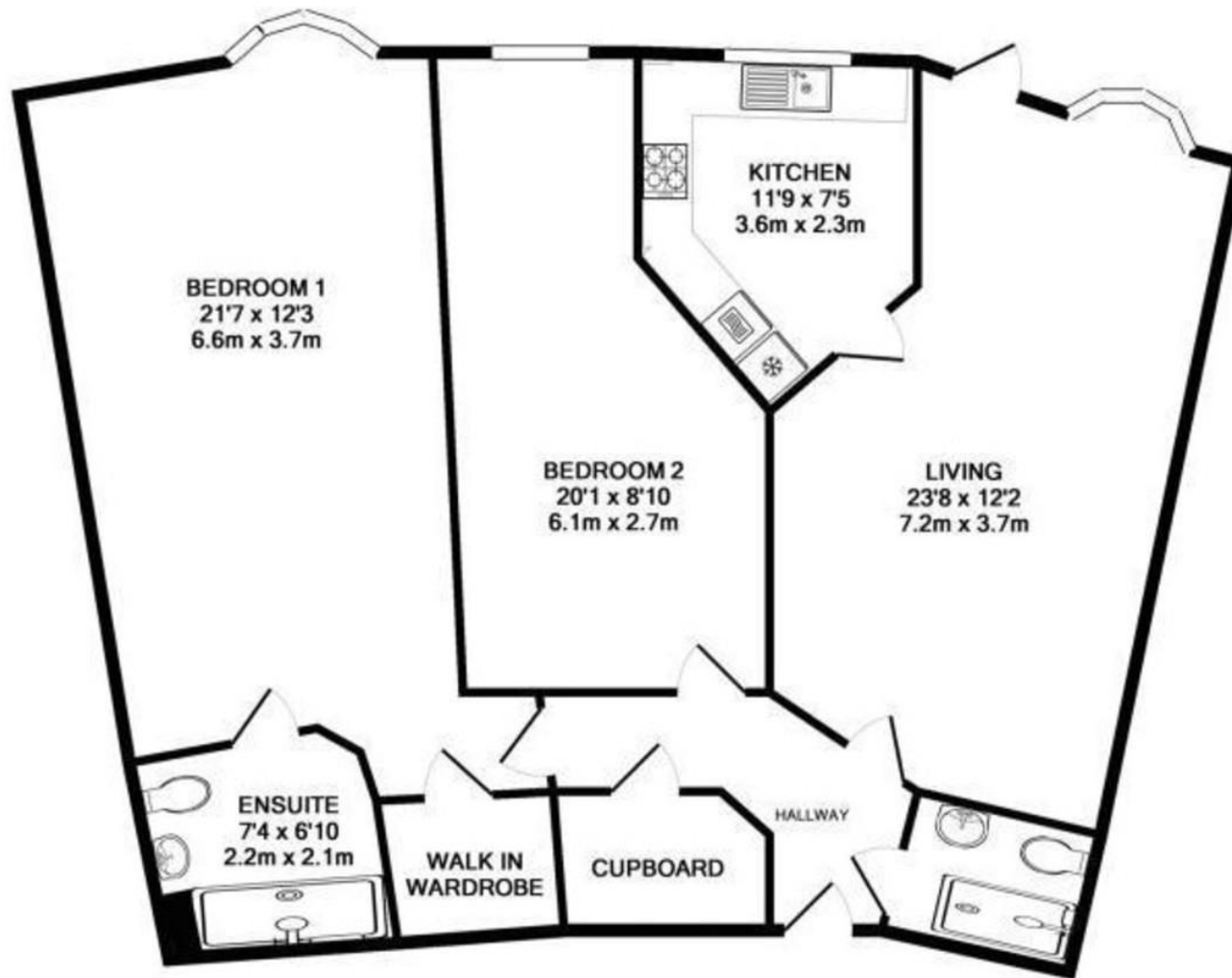
Broadband Networks in the area
Openreach, Jurassic Fibre

Superfast Fibre Broadband, Standard Broadband

Mobile Network Availability in this area
O2
Three
Vodafone
EE







Martin & Co Weymouth

2 St Thomas Street • • Weymouth • DT4 8EW
T: 01305775504 • E: weymouth@martinco.com

01305775504

<http://www.martinco.com>

MARTIN&CO

Accuracy: 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.