



Grosvenor Road , Weymouth DT4 7QL

- Keenly priced purpose built retirement apartment
 - Over 55 guests only
- Double bedroom, lounge, kitchen and bathroom
- Warden controlled 24/7 Careline upgraded system
 - Flat walking distance to Weymouth town and beach
- Located on first floor with lift and stair access
 - Suitable as a rental opportunity
 - Communal gardens
- Residents Lounge and Laundry Room
 - No chain

Offers Over £71,500 Leasehold



Communal Entrance

Intercom system allows access to the property. Stairs leading to all floors along with lift access. Flat 11 is located on the first floor to the rear of the building.

Entrance

Front wooden door leading to

Inner Hallway

Fuse board. Pull cord for emergency alarm, airing cupboard, power points, doors leading to

Bedroom

8'8" x 12'10"

Rear aspect double glazed window overlooking communal garden. Power points, wall mounted dynamic heater, TV point, integral wardrobe.

Bathroom

5'10" x 7'0"

Low-level WC, hand wash basin, panel enclosed bath with shower overhead. lino flooring, extractor fan and partially tiled walls



Lounge

10'10" x 17'7"

Rear aspect double glazed window overlooking communal garden. Power-Points and BT point. Wall mounted dynamic heater, TV point, Archway leading to

Communal laundry and kitchen area

There is a communal lounge with TV, this can be hired out by residents for private functions.

Kitchen

5'10" x 6'9"

Rear aspect double glazed window overlooking communal garden. Range of eye and base level units with work surfaces over stainless steel sink with draining board. Integral four ring electric hob with extractor fan overhead, integral oven and microwave. space for freestanding fridge freezer.

Parking

At present there are parking spaces for residents only this is based on a first come first serve.

NB

There are 18 apartments located in Ryan Court also 1 guest room which can be used by family members.

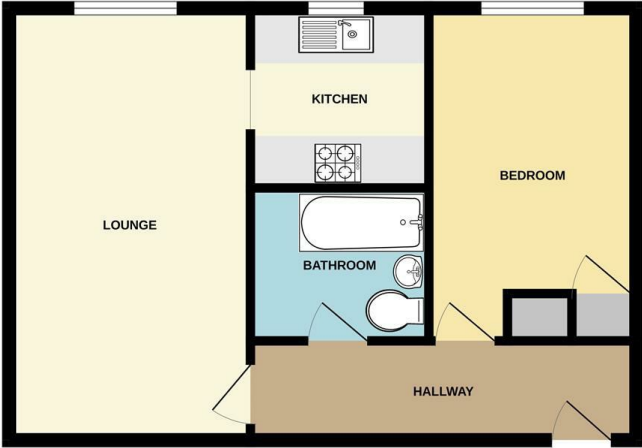
Water and building insurance is included in the service charge.

Over 55's only



Local Authority
Council Tax Band **A**
EPC Rating

GROUND FLOOR



RYAN COURT, GROSVENOR ROAD

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be read in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12/25

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