



27 Nightingale Court  
Victoria Street Weymouth, DT4 7HA

Asking Price £135,000 Leasehold



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A well presented two bedroom first floor retirement apartment located in this highly convenient position within the town centre, and close to Weymouth sea front. The property has a modern fitted kitchen and shower room, electric heating, UPVC double glazed windows, secure intercom system, good communal facilities including a house manager, communal lounge and gardens, residents parking, and guest rooms available for family members. The property is being sold vacant possession with no forward chain.

## Entrance Hall

Phone entry system, airing cupboard with hot water cylinder, storage cupboard, emergency careline line pull chord and electric radiator

## Living Room

20'9" x 10'5" max (6.35 x 3.19 max)

Front aspect UPVC double glazed window and electric radiator

## Kitchen

11'5" x 5'9" (3.48 x 1.77)

Fitted kitchen with ample worktop space with a range of eye and base level units, front aspect UPVC double glazed window

## Bedroom 1

11'5" x 9'2" (3.48 x 2.81)

Double bedroom with built in wardrobe, front aspect UPVC double glazed window and electric radiator

## Bedroom 2

11'5" x 7'3" max (3.48 x 2.21 max)

Single bedroom with front aspect UPVC double glazed window and electric radiator

## Shower room

Walk in shower cubicle, heated towel rail, hand wash basin, WC and side aspect UPVC double glazed window

## Outside

Communal gardens with lawn and patio areas, planters, shrubs and residents parking.





### Lease Information

Age Restriction: 55 and over  
Lease Term: 99 years from 25th December 1985  
Lease remaining: 58 years  
Maintenance charge: £257.95 per month.  
(Currently under review)

### Council Tax

Band B

### Other Information

Construction  
Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)  
Standard - 17 mbps  
Superfast - 80 mbps  
Ultrafast - 1000 mbps

Flood Risk  
Rivers & Seas - Very Low  
Surface Water - Very Low

### Services

The property is supplied with mains electricity and water, and mains drainage.

### Legal Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

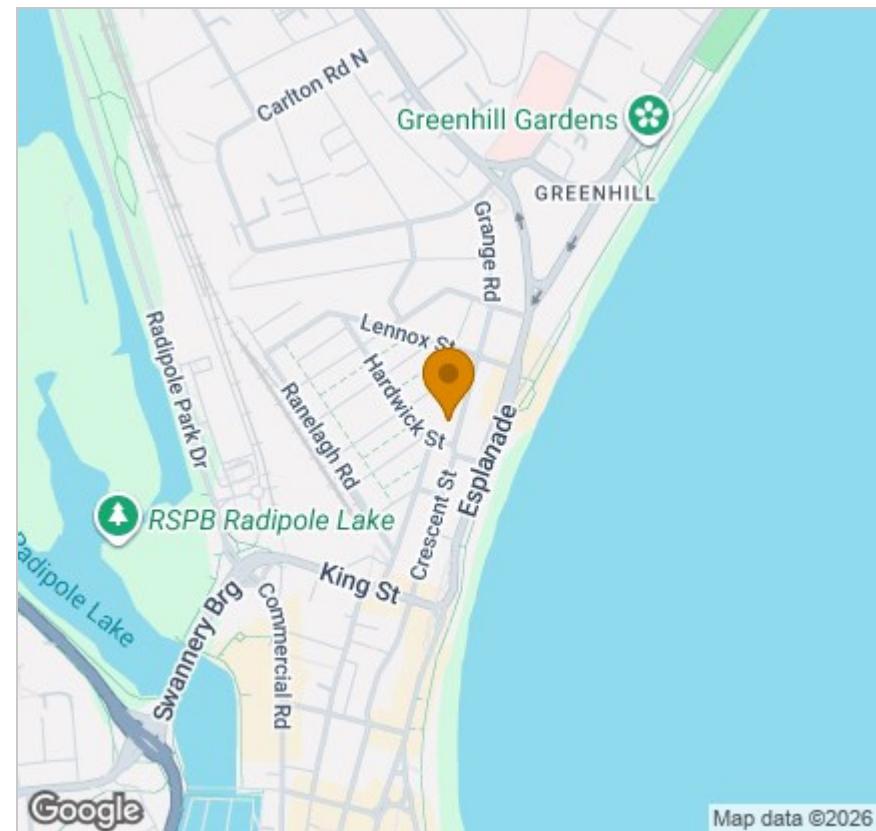
## Floor Plan



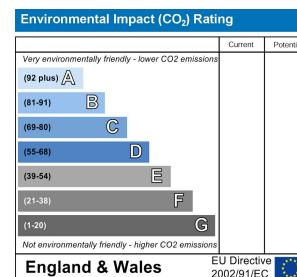
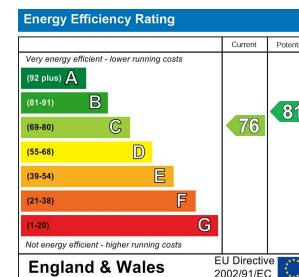
## Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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