



Flat 23, Jenner Court Stavordale Road, Weymouth - DT4 0AF

In Excess of £80,000



Flat 23

Jenner Court Stavordale Road,
Weymouth

Bright one-bedroom apartment for over 55s with 86-year lease, communal lounge, gardens, guest rooms, parking, and easy access to transport and town centre. Peaceful, convenient living.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- One bedroom Over 55's property
- 86 years remaining on lease
- £3,460.00 per year service charge
- £360.00 per year ground rent
- Excellent residents facilities including; gardens, laundry facilities, residents lounge and more
- Incredibly convenient central location with nearby transport links and a short stroll to town
- Landscaped communal garden with pond
- Residents parking facilities
- Guest rooms available for visitors





Property entrance

Secure code and fob operated doors open into the communal hallways, doors lead into the residents lounge, laundry facilities, out onto the residents gardens and stairs and the lift rise to the first floor.

Entrance hallway

6' 11" x 6' 3" (2.10m x 1.90m)

The front door opens into the entrance hallway which features doors into all rooms, an eye level cupboard houses the metres, a door opens into a large storage cupboard housing the water tank, intercom system on wall and ceiling coving.

Kitchen

7' 3" x 6' 5" (2.20m x 1.95m)

An internal window into the living room provides natural light, a range of eye and base level units host an electric oven and hob and a stainless one and a half bowl sink with a stainless mixer tap, tiled flooring and ceiling coving finish the room.

Living room

11' 6" x 10' 4" (3.50m x 3.15m)

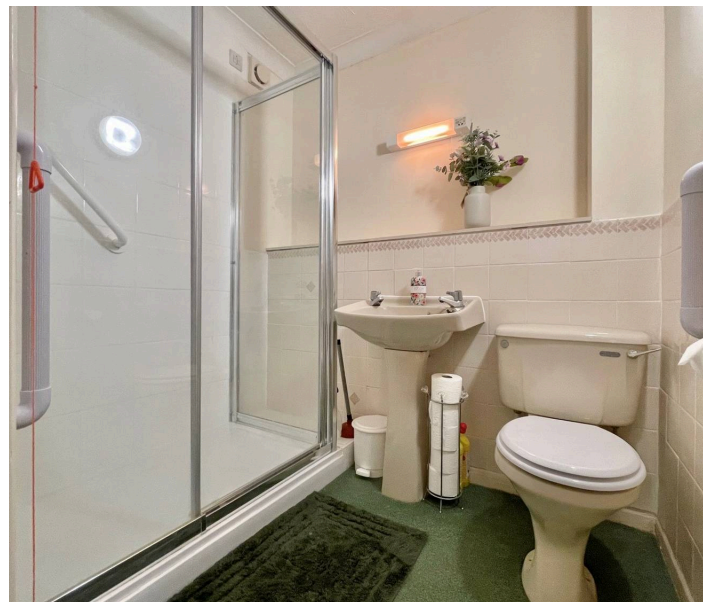
A front aspect light filled reception featuring a large double glazed window, an internal window into the kitchen, ceiling coving and ample room for furniture.



Bedroom

11' 6" x 8' 10" (3.50m x 2.70m)

A front aspect, double bedroom with a double glazed window, ceiling covering and doors opening into built-in wardrobe space.



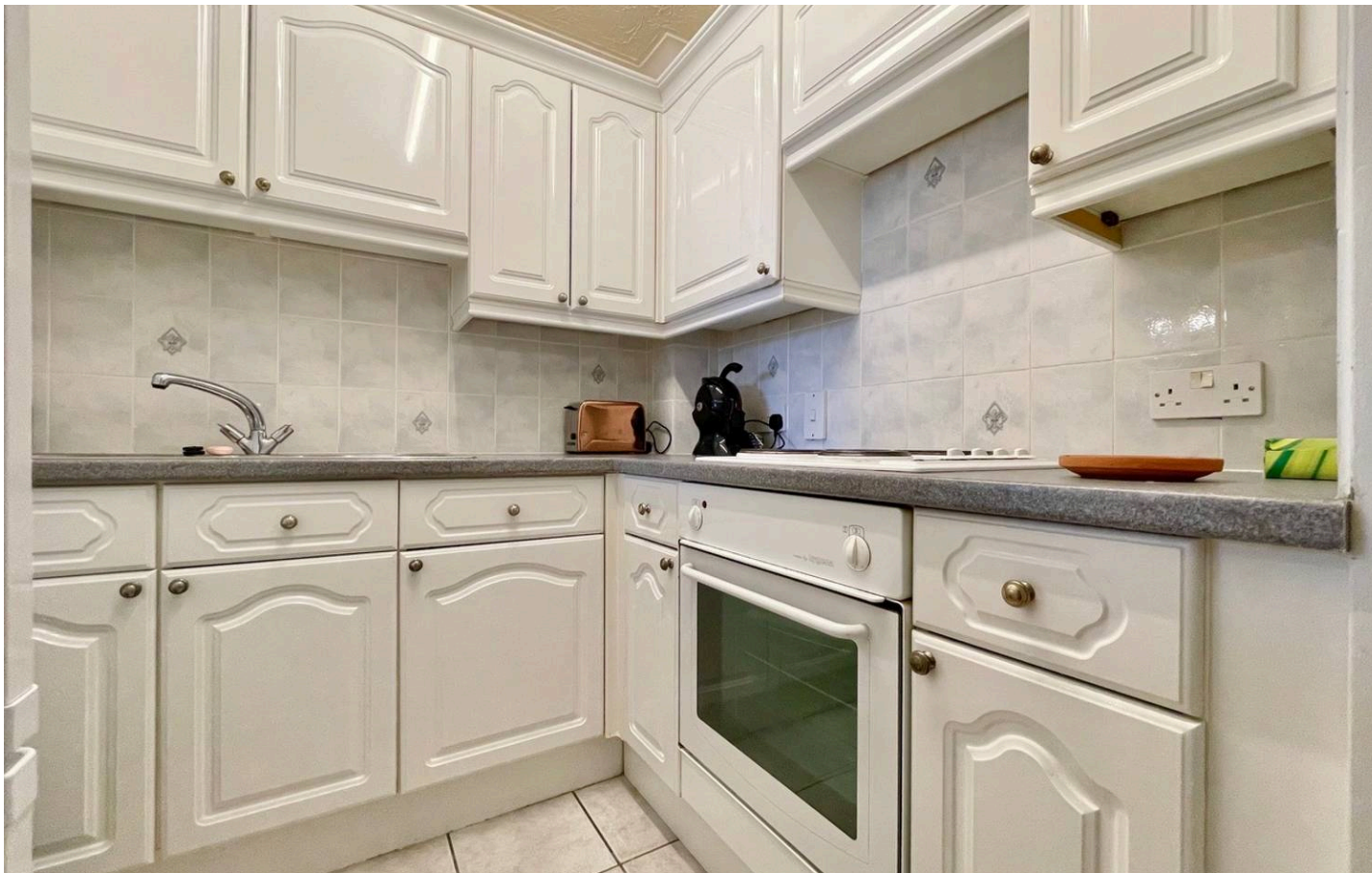
Shower room

6' 3" x 5' 7" (1.90m x 1.70m)

A partially tiled bathroom with a walk-in shower with a handheld attachment, a low-level WC, a hand wash basin with stainless taps, wall lighting, emergency pull chord and an extractor fan.

Residents facilities

Residents of Jenner Court benefit from generous communal facilities, including a residents lounge area, beautifully maintained gardens, and a



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COMMUNAL GARDEN

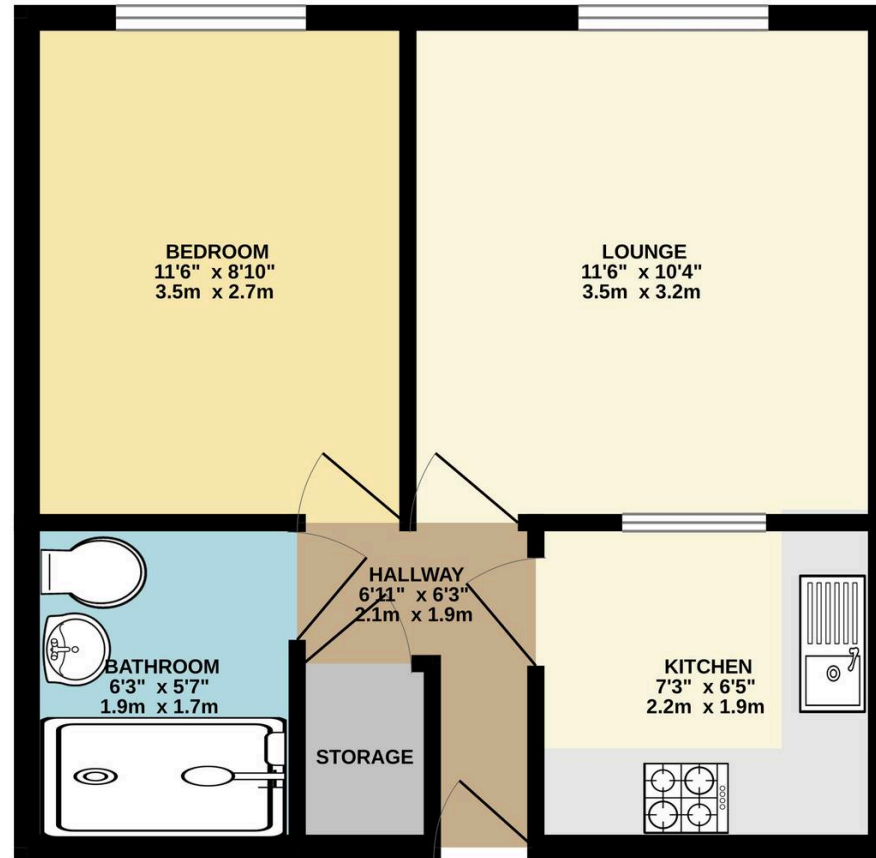
OFF STREET

1 Parking Space

First come, first serve residents parking available in addition to multiple guest spaces.



GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



JENNA COURT, STAVORDALE ROAD

TOTAL FLOOR AREA: 369 sq.ft. (34.3 sq.m.) approx.

Whilst 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 mis-statement. This plan is for illustrative purposes only and should be used as such by 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.
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Measurements & Floorplans All measurements and room dimensions are approximate and quoted for guidance only. Floorplans are provided for illustrative purposes only; they are not to scale and must not be relied upon as precise representations of layout or size. **Fixtures & Appliances** No appliances, central heating systems, services, or specific fittings referred to within these particulars have been tested by the agent. Intending purchasers are strongly