



Jenner Court | Stavordale Road | Weymouth | DT4 0AF

£120,000

BEAUMONT  JONES

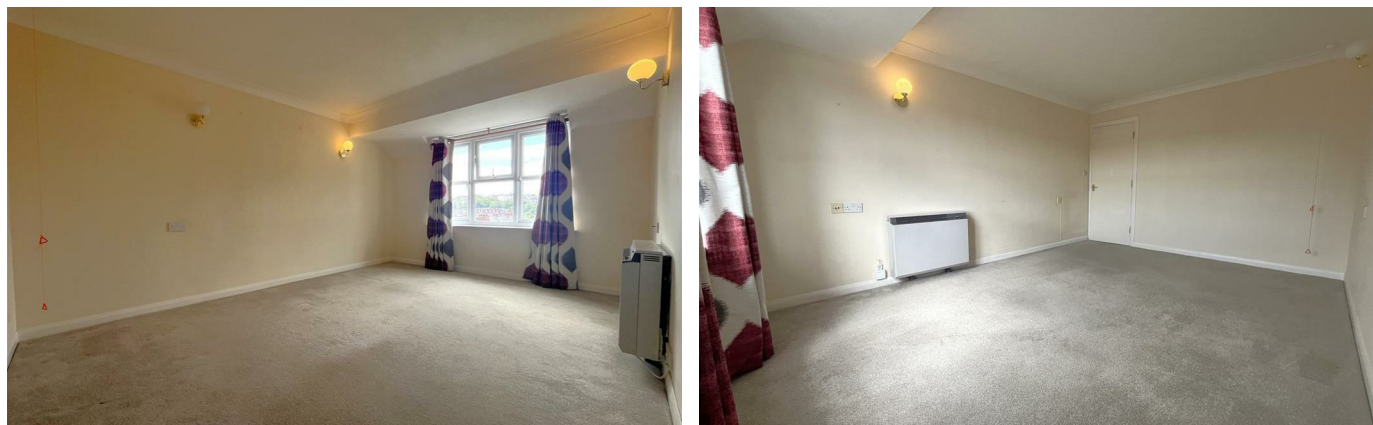
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We are delighted to bring to the market this two bedroom over 55's retirement apartment located within walking distance to Weymouth town centre. This apartment is offered with no forward chain and comprises a lounge/diner, kitchen, two bedrooms, shower room, ample storage throughout, communal gardens, lounge, conservatory and communal parking on a first come first serve basis.

- Third Floor with Lift Access
- Beautiful Southerly Facing Aspect with Views Overlooking the Gardens
- Offered with No Forward Chain
- Residents Lounge and Conservatory
- Over 55's Retirement Block
- Close to Local Amenities and Doctors

Full Description

Entrance into the block is through the communal front door via security system entry, lift or stairs rise to the third floor where the apartment can be found. Into the apartment the well presented hallway has doors leading to the main principle rooms as well as two large storage cupboards with one housing the immersion tank. The lounge/diner is a great size with ample space for living room and dining furniture, it also has a front aspect double glazed window overlooking the gardens, wall mounted





electric storage heater and wall mounted lights. The kitchen has a range of eye and base level units, integral eye level oven, induction two ring electric hob, space for fridge and freezer.

Returning to the hallway the remaining accommodation can be found. The master bedroom is a generous double with a front aspect double glazed window, wall mounted electric storage heater and wall mounted lights. Bedroom two is a further double with a front aspect double glazed window, wall mounted electric storage heater and a wall mounted light. The shower room has partially tiled walls, walk in shower cubicle with wall mounted power shower, wash hand basin, low level WC and extractor fan. There are 24 hour carelines in all of the rooms.

Outside

To the rear of the property there are well maintained communal gardens, mostly laid to lawn with patio seating areas. The communal parking is on a first come first serve basis which is located to the rear of the block. In addition there is also a residents lounge, laundry room and conservatory.

Location

The property is located within walking distance of town centre and beach. Local amenities are just moments away including a chemist, dentist,



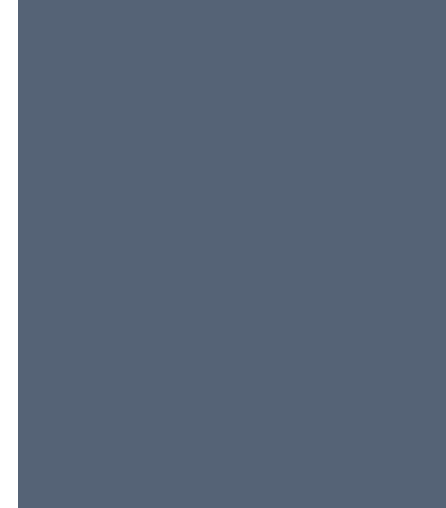
doctors and a convenience store. Greenhill gardens is close by and a regular bus service to Dorchester.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band B.

Services: - Mains electric, Electric Heating & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

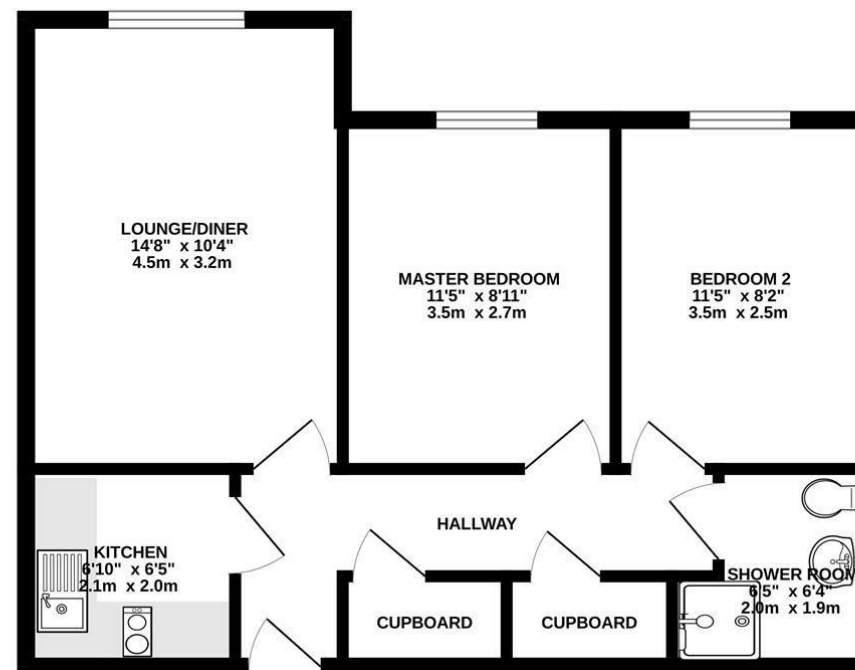




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

We value more than your property

FOURTH FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 523 sq.ft. (48.6 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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