



Instinct Guides You



## Commercial Road, Weymouth £150,000

- Ground Floor Apartment
- No Onward Chain
- Double Bedroom With Built In Wardrobes
- Private Entrance
- Communal Parking & Gardens
- Well Presented



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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\* GROUND FLOOR \* Offered with no onward chain, this well-presented one double bedroom apartment has been recently redecorated and benefits from its own private entrance directly from the car park. The property is set within the highly regarded gated retirement development of Swannery Court, ideally located close to Weymouth Town Centre, the hospital, doctors' surgery, pharmacy, transport links and local shops.

The apartment can be accessed via the main reception area or through a set of double doors leading straight into the living space. Inside, the accommodation is well arranged and includes a welcoming entrance hallway, a spacious lounge/diner, a well-equipped fitted kitchen, a generous double bedroom with built-in wardrobes, and a bathroom.

Swannery Court is a sought-after retirement community positioned on the edge of Weymouth Town Centre, just a five-minute level walk from the award-winning beach. The development comprises 70 thoughtfully designed one and two bedroom apartments, all created with easy mobility in mind and offering generous living areas and ample storage. A resident manager is on site five days a week, supported by a 24-hour Careline alarm system for added reassurance.

Communal facilities include a comfortable residents' lounge with balcony and kitchenette, a laundry room, and beautifully maintained landscaped gardens. A varied programme of social activities is organised by the residents, fostering a friendly and welcoming community.

Residents must be aged 55 or over.

### Room Dimensions

Bedroom 19'4" max x 9'1" max (5.90 max x 2.79 max )

Bathroom 6'8" x 5'6" (2.04 x 1.69)

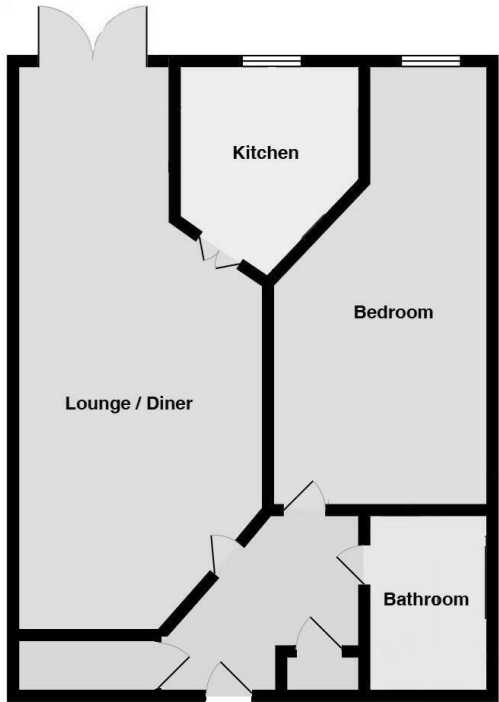
Kitchen 8'9" max x 7'7" max (2.67 max x 2.32 max )

Lounge/Dining Room 19'8" max x 10'8" max (6.01 max x 3.27 max )

### Lease & Maintenance Information

The vendor informs us that there is a 125 year lease which commenced in 2001, the service charge is approximately £3,099.56 per annum, the ground rent is £774.38 p/a, reviewed every year, pets are permitted but not to be replaced and letting is allowed.

We recommend these details are checked by a solicitor before incurring any costs.



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.