



16 North Quay  
Weymouth, DT4 8DW

Asking Price £165,000 Leasehold



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An immaculately presented first-floor retirement apartment offering a perfect blend of comfort and convenience. With one spacious bedroom and a well-appointed bathroom, this McCarthy and Stone property is designed with the needs of retirees in mind and further benefits from its own external private door. The apartment is ideally situated just a stone's throw away from the vibrant town centre and picturesque harbour. This property boasts an inviting residents' lounge, where you can socialise and engage with fellow residents in a warm and friendly environment. Additionally, the apartment benefits from secure under-croft parking, subject to availability.

## Hallway

Spacious hallway giving access to all rooms as well as large storage cupboard

## Shower room

Fully tiled shower room with walk-in shower with glass screen, heated towel rail, hand wash basin and WC

## Bedroom

20'8" x 9'6" max (6.3 x 2.91 max)

Double bedroom with rear aspect window and walk in wardrobe

## Living Room

24'0" x 7'8" max (7.34 x 2.36 max)

Spacious living room with dining area, personal external door to the rear with rear aspect window

## Kitchen

7'6" x 5'7" (irregular shape) (2.29 x 1.72 (irregular shape))

Compact modern fitted kitchen with eye level slide away oven, integrated fridge freezer, sink with drainer, electric hob with extractor fan above, eye and base level cupboards and drawer with a rear aspect window





### Outside

Communal enclosed garden with mature trees, plants and shrubs with ample seating areas. Secure undercroft parking available to rent.

### Council Tax

Band C

### Other Information

#### Construction

Traditional cavity wall construction with brick elevations under a tiled roof

#### Broadband (estimated speeds)

Standard - 17 mbps

Superfast - 80 mbps

Ultrafast - 1800 mbps

#### Flood Risk

Rivers & Seas - Very Low

Surface Water - Very Low

#### Services

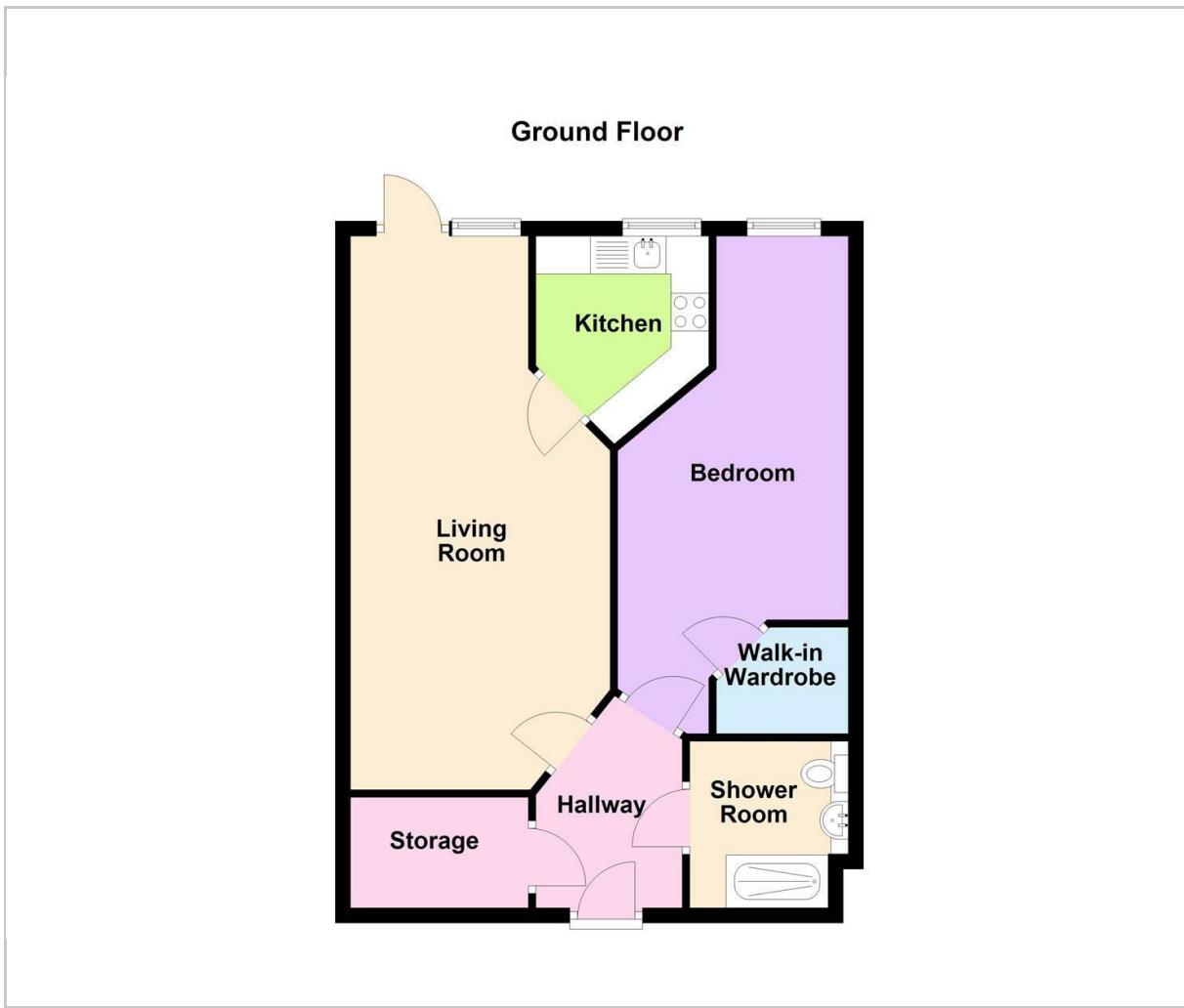
The property is supplied with mains electricity and water, and mains drainage.

### 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.



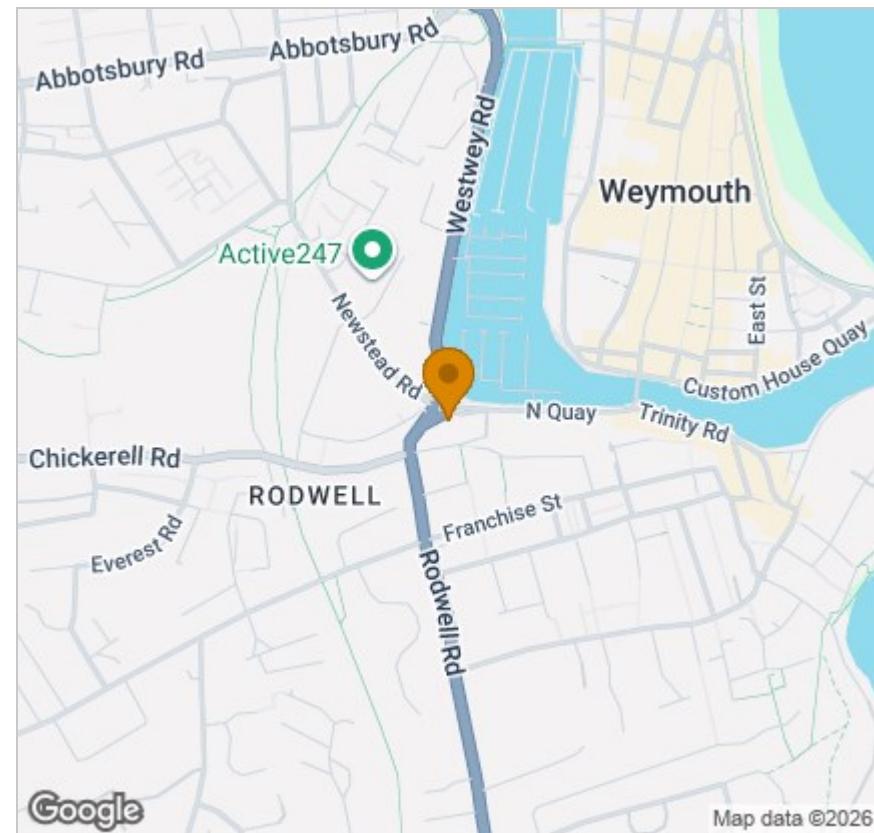
## Floor Plan



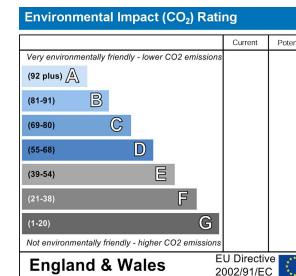
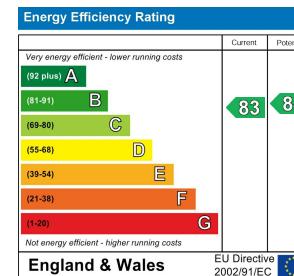
## Viewing

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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