



Ryan Court | 6 Grosvenor Road | Weymouth | DT4 7QL

£80,000

BEAUMONT  JONES

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£80,000**

We are delighted to offer this over 55's retirement apartment located within walking distance to Weymouth town centre on Grosvenor Road. The apartment offers a spacious lounge/diner with sliding doors opening onto the patio area, kitchen, one double bedroom with a fitted wardrobe, shower room, ample storage throughout, communal gardens, lounge, laundry room and communal parking on a first come first serve basis. This property must be viewed to be appreciated.

- 24 Hour Careline System for Safety and Security
- Over 55's Retirement Block
- Ground Floor with Direct Access onto a Patio
- Communal Laundry Room, Lounge and Gardens
- Offered with No Forward Chain
- On Site House Manager Available Five Days a Week

Full Description

Entrance into the block is through the communal front door via security system entry, the apartment is located on the ground floor with easy access to the apartment door and lift to all floors if required. Into the apartment the well presented hallway has doors leading to the main principle rooms as well a large storage cupboard housing the immersion heater. The lounge/diner is a great size with ample space for living room and dining furniture, it also has a front aspect double glazed sliding patio door opening onto the patio area, wall mounted electric heater and an archway opening into the kitchen. The modern kitchen has a range of eye and base level units with work surfaces over, integrated oven with four ring electric hob and extractor hood over, space for fridge and freezer (vendor happy to leave if requested).





Returning to the hallway the remaining accommodation can be found. The bedroom is a generous double with a front aspect double glazed window, wall mounted electric heater and a built in wardrobe. The modern shower room has partially tiled walls, walk in shower with wall mounted power shower and shower head over, vanity wash hand basin and low level WC. 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 front of the block. In addition there is also a residents lounge, laundry room, covered storage for mobility scooters and guests rooms subject to availability and charge.

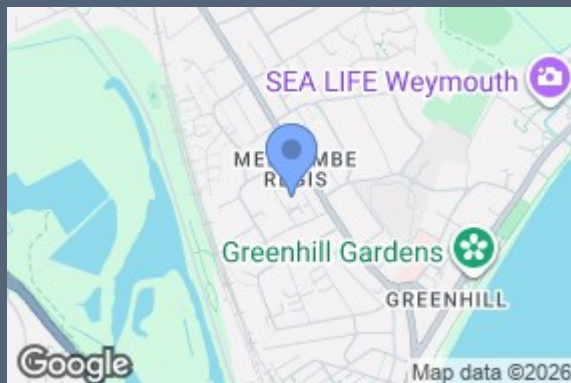
The property is located within a beautiful tree lined road in Lodmoor, close to local amenities including a Tesco's Metro, public house, launderette, fast food takeaways and a post office. Regular bus service to Weymouth & Dorchester, walking distance to Weymouth College, St. John's Primary School and the Lodmoor Country Park.

Rating Authority Dorset (Weymouth & Portland) Council.
Council Tax Band B. Mains electric, electric heating & mains 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		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 410 sq.ft. (38.1 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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We value more than your property

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