



Instinct Guides You



## Commercial Road, Weymouth £160,000

- One Double Bedroom
- Gated Development
- Balcony
- Close To Transport Links
- No Onward Chain
- Over 55's
- Spacious Apartment
- Level Walk Into Town
- Lift To All Floors
- Close To Many Amenities



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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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This ONE DOUBLE BEDROOM apartment with BALCONY and STUNNING VIEWS is situated in the highly sought after GATED Retirement Development of SWANNERY COURT, located close to the Town Centre, Marina and Esplanade.

The property, offered with no onward chain, features a welcoming entrance hallway, a spacious lounge/diner, a well-equipped fitted kitchen, a generous double bedroom with built-in storage, and bathroom. The balcony spacious enough for small table and chairs, looks over the communal grounds and lake.

Swannery Court is a distinguished retirement community located on the edge of Weymouth Town Centre, just a five-minute level walk from the award-winning Weymouth Beach. The development features a lift to all floors and consists of 70 thoughtfully designed apartments, ranging from 1 to 2 bedrooms. Each flat is crafted with easy mobility in mind, offering generous living spaces, ample storage, and spacious bedrooms. A resident manager is on-site five days a week, complemented by access to the Careline alarm system for 24/7 peace of mind.

Communal facilities include a welcoming lounge with comfortable seating, a balcony and kitchenette, a convenient laundry room, and beautifully landscaped gardens. Residents can enjoy a vibrant range of regular social activities organised by the community itself.

Residents must be at least 55 years of age.

## Room Dimensions

**Kitchen 7'6" max x 7'6" max (2.31m max x 2.29m max)**

**Lounge/Diner 6'7" max x 15'5" max (2.01m max x 4.70m max)**

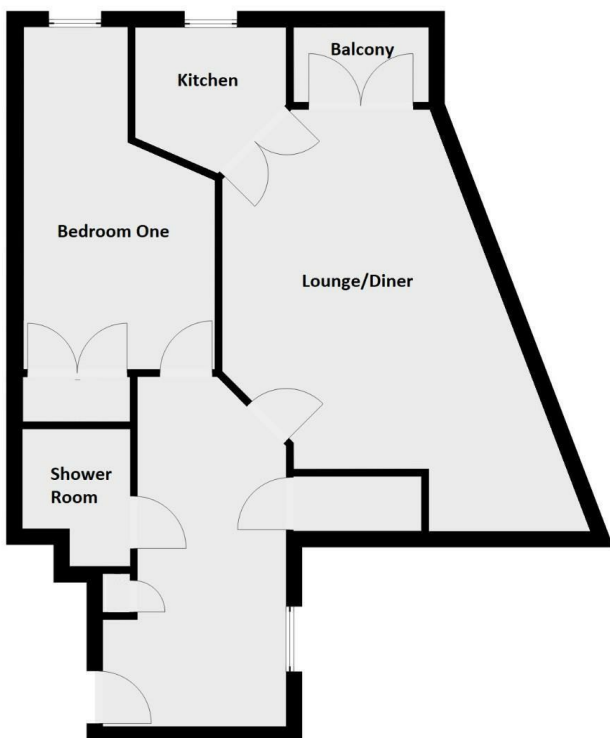
**Bedroom One 17'2" max x 5'2" max (5.24m max x 1.59m max)**

**Bathroom 6'10" max x 5'8" max (2.10m max x 1.74m max)**

## Lease & Maintenance Information

The vendor informs us that there is a 125 year lease which commenced in 2001, the service charge is approximately £2939.92 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) A			
(81-91) B			
(69-80) C			
(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	79

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