



## North Quay , Weymouth DT4 8DW

- Impressively expansive two double bedroom apartment
- Light filled, living room with stylish bay and sash windows
- Spacious primary suite with en-suite shower room and walk in wardrobe
- Highly desirable central location with nearby transport links and access into town and the beach
- Available to those Over 55
- No onward chain
- Living room, kitchen and both bedrooms enjoy views over Weymouth Marina
- Newly fitted carpets throughout
- Excellent residents amenities including large lounge, balcony and laundry facilities
- Equipped with a 24 Hour emergency care line system

**Offers In Excess Of £230,000 Leasehold**





### **Communal entrance**

Code and key fob operated doors open into the immaculately presented communal lobby with a house managers office and doors into the communal hallways, which feature lift access to all floor and access to an array of communal amenities. The property is located on the first floor.

### **Communal hallway**

Light filled, well maintained halls with outlook onto the beautiful courtyard garden and access into the residents lounge. A front door opens into the apartment.

### **Entrance hallway**

A spacious entrance hallway with doors opening into all primary rooms, a door opens into a large cupboard which houses the metres and the hot water heater and offers an excellent storage space.

### **Living room**

23'11" x 14'9" max

An impressively vast front aspect room with an attractive double glazed bay window and a sash window both providing stunning harbour/ marina views and ample natural light. A door opens into the kitchen and an electric fireplace provides a pleasant focal point.



### **Kitchen**

8'2" x 7'6"

A front aspect kitchen with a range of both eye and base level units with incorporated fridge freezer, eye level oven and a hob with an extractor fan and stylish backsplash, a stainless sink with mixer tap and a dishwasher. A double glazed window overlooks the marina and a glass panel door provides access from the living room.

### **Shower room**

6'6" x 5'2"

A modern fitted, fully tiled shower room with a corner shower with sliding doors, a hand wash basin with a stainless mixer tap and a mirror with lighting above, an electric heated towel rail, a low level W/C, ceiling spotlights and an extractor fan.

### **Bedroom one**

24'7" x 11'5"

An expansive, front aspect double bedroom with ample space for multiple freestanding units, a door opens into the en-suite, a door opens into a large walk in wardrobe, two double glazed sash windows overlook Weymouth Marina.

### **En-suite**

7'6" x 6'10"

An immaculately presented, fully tiled shower room with a walk in shower including both handheld and rainfall attachments, a mirror with lighting above the hand wash basin which includes incorporated storage and a stainless mixer tap, a heated towel rail, a low level W/C.

### **Bedroom two**

20'0" x 9'2"

Another spacious double bedroom with a double glazed sash window looking onto Weymouth Marina and ample space for free standing units.

### **Residents lounge & building amenities**

Located on the first floor, a spacious and beautifully presented residents lounge provides an excellent social and relaxation space with ample seating, a kitchen area and double doors opening onto the residents balcony which enjoys outlook onto Weymouth Marina.

Located within the centre of Harbour Lights an excellently maintained residents courtyard garden provides a pleasant outdoor area, with seating and mature shrubbery adorning the space. The gardens are accessed via doors leading from the communal hallways.

A residents laundry room is available.

### **Disclaimer**

Direct Moves Estate Agents make no representations or warranties regarding the accuracy, completeness, or reliability of the property details provided. These details are for informational purposes only and should not be relied upon in any way. The information is not intended to form part of any contract and does not constitute an offer or guarantee by Direct Moves.

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service.



Local Authority  
Council Tax Band **E**  
EPC Rating



**Direct Moves Estate Agents Office**

9 Westham Road  
Dorset  
Weymouth  
DT4 8NP

**Contact**

01305 778500  
[sales@directmoves.com](mailto:sales@directmoves.com)  
<https://directmoves.com/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.