



## Swannery Court

Weymouth Town Centre, Weymouth DT4 7TY

- Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- Direct Access to Private Patio overlooking Communal Gardens
  - Large Double Bedroom with Fitted Wardrobes
    - Modern Shower Room
- Well Maintained Communal Facilities & Gardens
- Ground Floor Retirement Apartment
  - Spacious Lounge / Dining Room
    - Fitted Kitchen
  - Electric Heating & Double Glazing
    - No Onward Chain

**Auction Guide £85,000 Leasehold**



## SUMMARY OF ACCOMMODATION

### APARTMENT

#### Entrance Hallway

#### Lounge / Dining Room

10'9" max x 19'9" max

#### Kitchen

7'8" max x 8' max

#### Bedroom

9'1" max x 18'10" max

#### Shower Room

5'7" max x 6'11" max

### COMMUNAL AREAS

#### Residents Lounge

#### Laundry Room

#### Guest Suite

#### Communal Gardens

#### Communal Car Park

We are delighted to bring to the market, via auction, this spacious and well-presented ground floor retirement apartment, offered for sale with no onward chain.

The property features a bright and generously sized lounge with double-opening French doors leading directly onto a private patio area and overlooking the attractive communal gardens. The fitted kitchen offers a range of eye-level and base units along with integrated appliances, creating a practical space.

The accommodation further comprises a spacious double bedroom with built-in wardrobes and double-glazed windows enjoying views across the communal gardens. The welcoming entrance hallway includes a large walk-in storage cupboard, while the shower room is fitted with a low-level WC, wash hand basin, and a large independent double shower cubicle.

Swannery Court offers excellent communal facilities including residents' lounges where regular social activities, coffee mornings, and gatherings take place. Additional benefits

include guest bedrooms available upon request, communal laundry facilities, and gated residents' access.

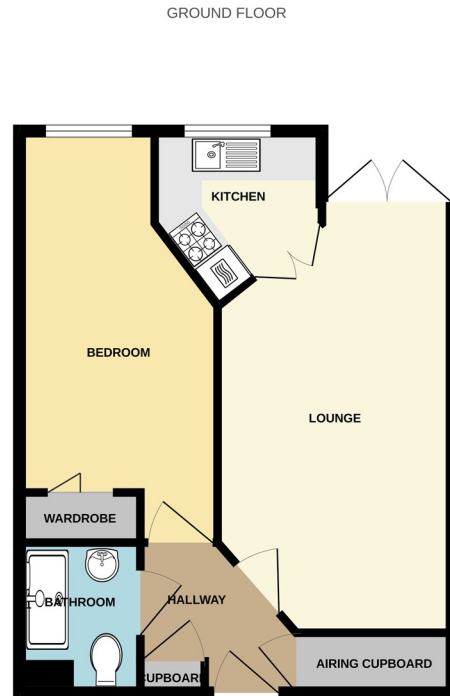
Ideally situated within easy walking distance of Weymouth town centre, this development provides independent retirement living with a welcoming community atmosphere.

We are informed the lease is 125 years in length with 101 remaining. The ground rent is £774.38 per annum and the service charge is £3,099.56. Residential lettings are permitted. Existing pets are allowed but may not be replaced.

For further information please contact the team at Austin Estate Agents.



Local Authority **Dorset Council**  
Council Tax Band **C**  
EPC Rating **C**



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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.