Instinct Guides You



Victoria Street, Weymouth
Offers Over £70,000

- No Onward Chain
- Spacious Lounge Diner With Dual Aspect
- Generous Double Bedroom
- Modern Shower Room
- Communal Garden & Residents Lounge
- Close To Amenities & Town Centre
- Short Walk To Georgian Seafront
- First Come First Served Parking At Rear
- Over 55's







Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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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The Property Ombudsman

Retirement, over 55's no onward chain, this spacious one-bedroom apartment enjoys a prime location just moments from Weymouth's stunning seafront and a wide range of local amenities. The home benefits a large bedroom, communal garden and regular social activities.

Situated on the first floor of Nightingale Court, the property benefits from easy access via both lift and stairs. The heart of the home is a generously sized lounge-diner, featuring two large dual-aspect windows that flood the space with natural light, enhanced by its slightly elevated position.

The room comfortably accommodates a variety of furnishings and flows seamlessly into a well-proportioned kitchen, fitted with a range of units and integrated oven and hob.

The double bedroom offers ample space for furniture and personal touches, while the adjacent shower room has been tastefully modernised with contemporary panelling, a large step-in shower, hand basin, and W.C.

Nightingale Court is a well-maintained retirement development offering assisted living, with an on-site house manager, regular social activities, and a welcoming community atmosphere. Residents also enjoy access to an attractive communal rear garden with a sunny aspect, alongside first come first served off-road parking.





Room Dimensions

Lounge / Dining Room 17'5" x 9'4" (5.33 x 2.86)

Kitchen 8'0" x 5'10" (2.46 x 1.79)

Shower Room 7'7" x 5'0" (2.33 x 1.53)

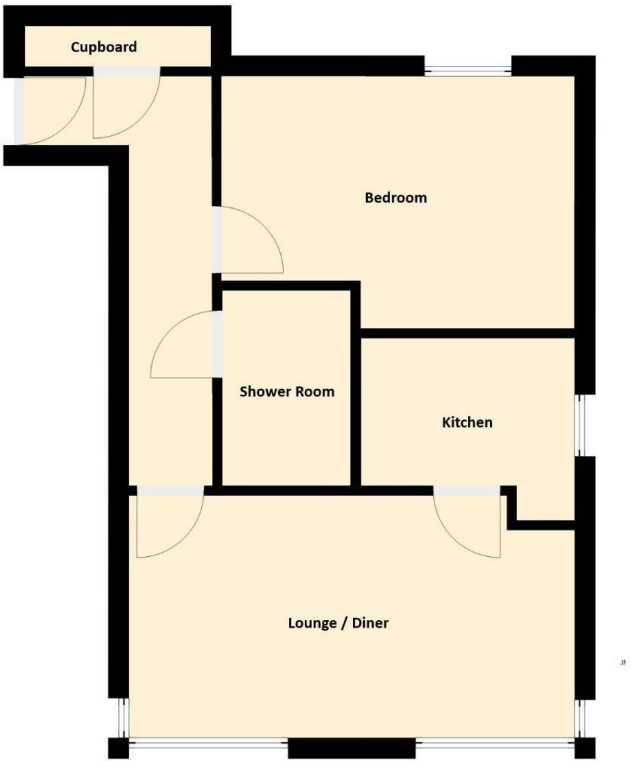
Bedroom 13'10" max x 9'10" max (4.22 max x 3.01 max)



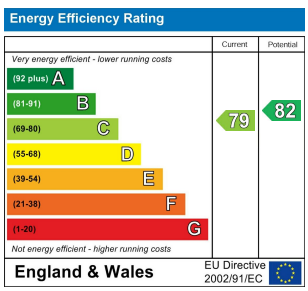
Lease & Maintenance Information

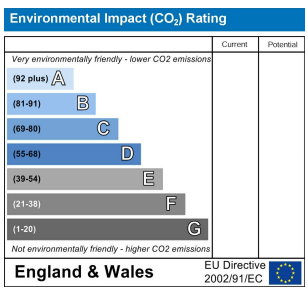
The seller informs us the property has a remaining lease of 59 years, the service charge is £187.86 per month with an annual ground rent of £257.95, holiday lettings and pets are not permitted.

We recommend these details are checked by a solicitor before incurring costs.









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.