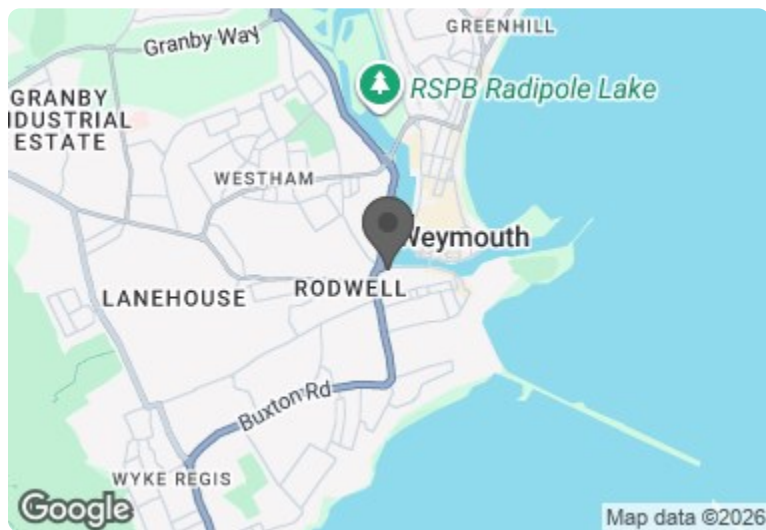


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The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	79
(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	

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2 Harbour Lights Court

North Quay, Weymouth, DT4 8DW

PRICE REDUCED



PRICE REDUCTION

Asking price £255,000 Leasehold

Very well presented ground floor retirement apartment located on the harbour side of this beautiful development. Benefiting from own private access from the street, along with en-suite master bedroom and further double bedroom with guest shower room.

Pet Friendly *Energy Efficient*

Call us on 0345 556 4104 to find out more.

Harbour Lights Court, North Quay,

2 Bed | £255,000

PRICE
REDUCED

Harbour Lights Court

Harbour Lights Court is a 'Retirement Living' development providing an independent living opportunity for those over 60 years of age with the peace-of-mind provided by the day-to-day support of our House Manager who oversees the smooth running of the development. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies.

Harbour Lights Court enjoys excellent communal facilities including a fantastic homeowners lounge and a beautiful landscaped garden that proves a popular place for home owners to gather in the warmer weather to while-away the hours, and socialise over a glass of wine or two! In addition, there is a laundry room, scooter store and onsite parking available by annual permit for which there is a charge of around £250 (subject to availability)

It's so easy to make new friends and to lead a busy and fulfilled life at Harbour Lights Court with a variety of regular activities to choose from. Whilst there is something for everyone there is certainly no obligation to participate and home owners 'dip in and out' of activities as they wish.

The Local Area

Constructed in late 2015 by award-winning retirement developer McCarthy Stone, Harbour Lights Court is sympathetically designed to blend perfectly into the harbourside architecture of North Quay.

The working harbour and its moorings provides constant activity and interest and is also the location for many exciting events throughout the year. Harbour Lights Court is conveniently located within around half a mile easy walk of the main retail centre and just a little further to the Esplanade and Weymouth's famous three mile long sandy beach. Nearer to the development an Asda superstore is less than 5 minutes walking distance and there are a number of pubs and restaurants close by.

Entrance Hall

Entered via a solid oak-veneered entrance door with spy-hole. Security intercom system that provides both a visual (via the homeowners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in store/airing cupboard with light, shelving, Gledhill boiler supplying hot water and the 'Vent Axia' heat exchange unit. Feature glazed panelled door to Living Room.

Living Room

A welcoming room with double glazed Georgian style window, plus

door providing private access out on to street level. Modern feature fireplace, TV and telephone points, two ceiling lights, raised electric power sockets. Feature glazed panelled door leads to the kitchen.

Kitchen

Quality range of soft cream gloss fronted fitted units with woodblock effect laminate worktops and matching upstands incorporating a stainless steel inset sink unit with lever tap. Integrated appliances include; 'Neff' four-ringed halogen hob with a contemporary glass splash panel and stainless steel chimney hood over, waist-high oven with 'tilt and slide' door, concealed dishwasher and fridge & freezer. Ceiling spot light fitting and plank effect flooring.

Master Bedroom

Double glazed Georgian style window and door providing private access out on to street level style. Walk-in wardrobe with auto-light, hanging rails and shelving. TV aerial and BT telephone points and raised level plug sockets for ease of use.

En-suite Shower Room

Modern white suite comprising; level access shower with both 'raindrop' and traditional shower heads, grab rail and glazed screen, WC, vanity unit with inset wash-basin with cupboard below and mirror with integral light above. Heated ladder radiator, emergency pull cord, ceiling spot lights. Fully tiled walls and floor.

Bedroom Two

Spacious second bedroom that could alternatively be used as a separate dining room or study. Double glazed Georgian style window, TV and phone point.

Shower Room

Modern white suite comprising; glazed corner shower cubicle with both 'raindrop' and traditional shower heads, WC, wash-basin with mirror with integral light above. Heated ladder radiator, emergency pull cord, ceiling spot lights. Fully tiled walls and floor.

Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system

- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £5,256.78 per annum up to financial year end 30/09/2026.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to . (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease Information

Lease Length: 125 years from the 1st Jan 2015

Ground Rent: £495 per annum

Ground rent review date: Jan 2030

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

