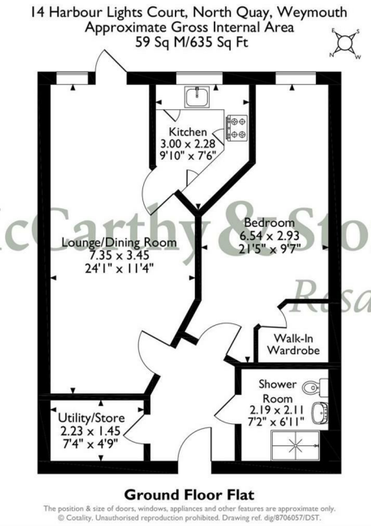
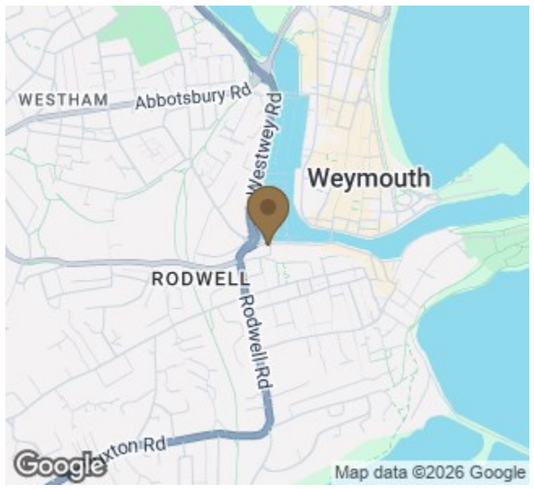
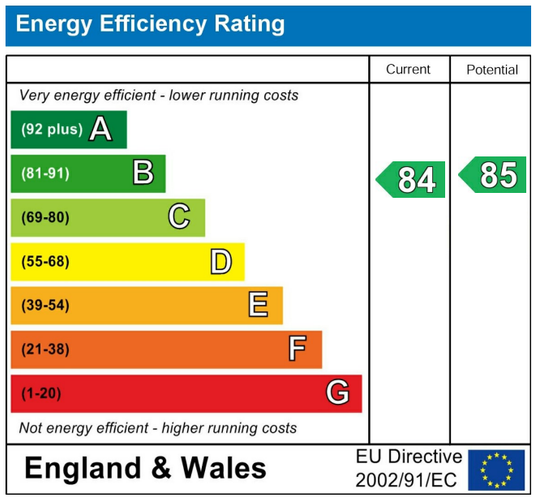
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







14 Harbour Lights Court

North Quay, Weymouth, DT4 8DW

1 | 1 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 14 Harbour Lights Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £170,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Upper Ground Floor Apartment - Lift Access To All Floors
- Private Access To Terrace And Street Level
- Modern Kitchen With Integrated Appliances
- Double Bedroom With Walk In Wardrobe
- Stylish Bathroom With Walk In Shower
- Homeowners Lounge With Balcony Overlooking The Harbour
- Guest Suite Available For Visiting Friends & Family
- Communal Gardens
- House Manager Looks After Day to Day Running Of The Development
- 24/7 Care Line & Secure Entry Access For Peace Of Mind

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

14 Harbour Lights Court, Weymouth

1 | 1 | Asking price £170,000

Harbour Lights Court
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.

This 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 and scooter store,

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.

14 Harbour Lights Court
No.14 offers a comfortable and well-planned layout, with the spacious living room providing direct access onto a private patio area, which also benefits from convenient street access. The modern, well-equipped kitchen is positioned off the living room and comes complete with a range of integrated appliances.

The generous double bedroom features a useful walk-in wardrobe, providing excellent storage, while the contemporary bathroom is fitted with a convenient walk-in shower.

The apartment is particularly well placed within Harbour Lights Court, being on the same level as the Homeowners' Lounge which has access to a balcony area overlooking the harbour – an appealing spot to sit and enjoy the outlook and surroundings.

With its South/East facing aspect, direct outdoor access and convenient position within the development, No.14 offers a lovely combination of comfort, practicality and easy access to the communal facilities.

Parking
Onsite parking is available by annual permit for which there is a charge of around £250 (subject to availability)

Additional Information & Services
• Superfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Social Lifestyle
The Communal Lounge is at the heart of the community at Harbour Lights Court and is where the majority of social gatherings take place. Regular activities can include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want. There is also a lovely communal balcony accessed from the lounge overlooking the harbour.

Landscaped Gardens
One of the main social hubs of Harbour Lights Court is the patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

Lifestyle Services
Lifestyle Services at Harbour Lights Court are designed to make everyday life easier, giving you more time to enjoy your retirement. From help with household tasks such as cleaning, laundry and shopping, to support with collecting prescriptions and other day-to-day errands, services can be tailored to your needs. Delivered by friendly on-site teams, Lifestyle Services provide added convenience, reassurance and flexibility, helping you maintain your independence while enjoying the lifestyle you want.

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.

Annual Service charge: £3,621.07 for the financial year ending 30/09/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.

Lease Information
Lease length: 125 years from Jan 2015
Ground rent: £425 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.













