



North Quay | Harbour Lights Court | Weymouth | DT4 8DW

**£230,000**

BEAUMONT  JONES

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We are delighted to bring to the market this substantial two double bedroom apartment with lovely views over Weymouth Marina. Built in 2015 by award-winning retirement developer McCarthy Stone.

- Generously Sized Two Bedroom Apartment
- Views over Weymouth Harbour
- Warden Assisted/ 24/7 Careline
- First Floor with Lift Access To All Floors
- Over 60's Retirement Block
- Walking Distance to Weymouth Town Centre

**Full Description**

Accommodation

Entrance into the apartment opens through to the hallway with doors leading to the main principle rooms and a large airing cupboard housing the water immersion tank and electric fuse board. The Lounge/Diner is a great sized room with ample space for living room furniture, electric fire place, views over Weymouth Marina from the front aspect double glazed sash style window. Door from the living room opens into the kitchen which has a range of eye and base level units, integral oven, fridge freezer, electric four ring hob with extractor fan over, spotlights and a double glazed front aspect sash style window. The main shower



Over 60's retirement block with day to day support of the House Manager. The apartment is equipped with a 24-hour emergency call facility.



room is mostly tiled around with a shower cubicle, low level WC, hand wash basin, heated towel rail, spotlights and extractor fan. From the hallway the remaining accommodation can be found. The master bedroom is a fantastic size with an abundance of space for bedroom furnishings, walk in wardrobe, front aspect double glazed sash style window and a door into the En-Suite. The modern En-Suite shower room is mostly tiled around with a low level WC, hand wash basin with in build storage, spotlights and extractor fan. Bedroom two is also a double with front aspect double glazed

#### Outside/ Communal Areas

Facilities that are available for residents use, communal terrace overlooking Weymouth Harbour, residents lounge, guest suite for use of visiting family and friends (subject to a charge), landscaped courtyard area, laundry room, mobility scooter store and onsite parking available by annual permit for which there is a charge of around £250 subject to availability.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band E. Services: - Mains electric, mains drainage and electric heating.

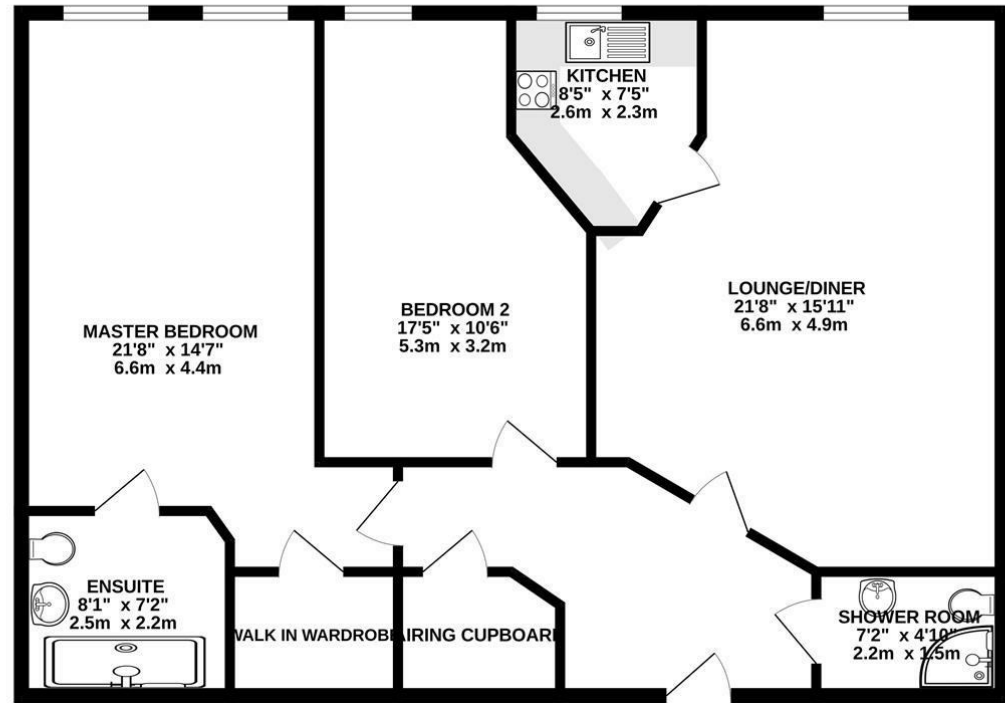
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**GROUND FLOOR**  
1004 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA: 1004 sq.ft. (93.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*We value more than your property*