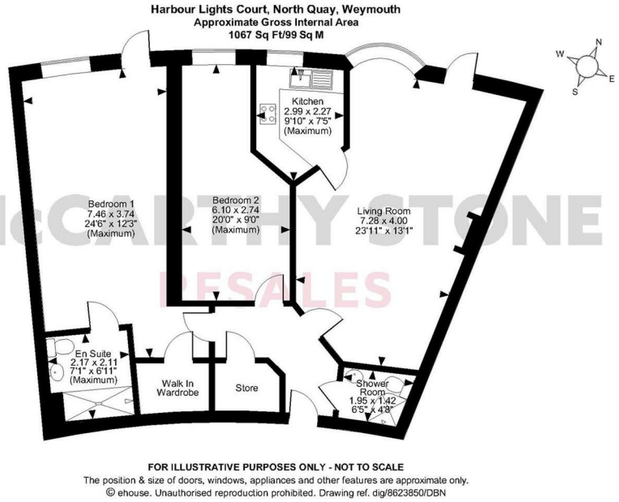
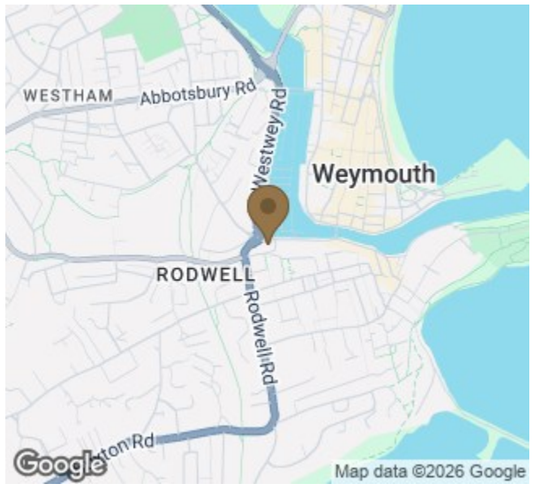
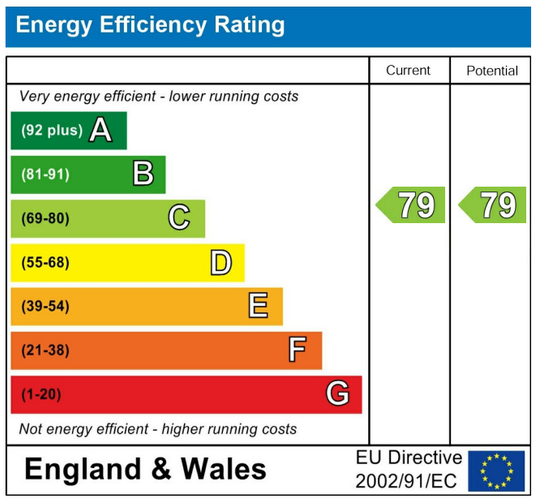
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







2 Harbour Lights Court

North Quay, Weymouth, DT4 8DW

2 | 2 | Council Tax Band: D

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 2 Harbour Lights Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £255,000
Leasehold

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

Why you'll love living here:

- Ground Floor Apartment - Close To Develoments Facilities
- Private Access On To Street Level From Living Room & Master Bedroom
- Two Double Bedrooms - Master En-Suite
- Homeowners Lounge Where Social Events Take Place
- Undercover Parking (Subject to Availability)
- Landscaped Communal Gardens
- Communal Balcony with Harbour Views
- Laundry Room & Mobility Scooter Store
- 24 Hour Care Line & Secure Entry System For Peace Of Mind
- Guest Suite Available For Visiting Friends & Family

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

2 Harbour Lights Court, Weymouth

2 | 2 | Asking price £255,000

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 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.

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.

2 Harbour Lights Court

2 Harbour Lights Court is a spacious and well-proportioned two-bedroom retirement apartment, ideally situated on the ground floor and conveniently positioned close to the excellent facilities available within the development. These include the attractive courtyard garden, laundry room, scooter store and refuse room, while lift access is available to all floors.

The apartment offers generous accommodation throughout, enhanced by high ceilings and attractive Georgian-style windows, creating a wonderful sense of light and space. The spacious living room features a modern, stylish electric fireplace, providing an attractive focal point, together with private access directly outside, adding to the appeal and convenience of this ground-floor home. The separate kitchen is well appointed with a range of integrated appliances.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from a walk-in wardrobe and its own en-suite shower room. The second bedroom offers excellent versatility and could equally be used as a separate dining room, hobbies room or study, depending on individual requirements.

Further accommodation includes a separate shower room and a useful walk-in airing cupboard, providing additional storage space. With its generous room sizes, characterful features, private external access from the living room and convenient position close to the development's facilities, this apartment offers comfortable and flexible retirement living.

Additional Information & Services

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

Parking

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

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 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.

Landscaped Gardens

One of the main social hubs of Harbour Lights Court is the courtyard garden in the centre of the development. 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. There is also a lovely walk out terrace looking out to the harbour, accessed from the homeowners lounge.

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: £5,431.61 for the financial year ending 30/09/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to .

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.









