



North Quay , Weymouth DT4 8DW

- Impressively expansive two double bedroom apartment
- Light filled, living room with stylish bay and sash windows
- Spacious primary suite with en-suite shower room and walk in wardrobe
- Highly desirable central location with nearby transport links and access into town and the beach
- Available to those Over 55
- Immaculate presentation throughout
- Living room, kitchen and both bedrooms enjoy views over Weymouth Marina
- Newly fitted carpets throughout
- Excellent residents amenities including large lounge, balcony and laundry facilities
- Equipped with a 24 Hour emergency care line system

Offers In Excess Of £230,000 Leasehold





Communal entrance

Code and key fob operated doors open into the immaculately presented communal lobby with a house managers office and doors into the communal hallways, which feature lift access to all floor and access to an array of communal amenities. The property is located on the first floor.

Communal hallway

Light filled, well maintained halls with outlook onto the beautiful courtyard garden and access into the residents lounge. A front door opens into the apartment.

Entrance hallway

A spacious entrance hallway with doors opening into all primary rooms, a door opens into a large cupboard which houses the metres and the hot water heater and offers an excellent storage space.

Living room

23'11" x 14'9" max

An impressively vast front aspect room with an attractive double glazed bay window and a sash window both providing stunning harbour/ marina views and ample natural light. A door opens into the kitchen and an electric fireplace provides a pleasant focal point.



Kitchen

8'2" x 7'6"

A front aspect kitchen with a range of both eye and base level units with incorporated fridge freezer, eye level oven and a hob with an extractor fan and stylish backsplash, a stainless sink with mixer tap and a dishwasher. A double glazed window overlooks the marina and a glass panel door provides access from the living room.

Shower room

6'6" x 5'2"

A modern fitted, fully tiled shower room with a corner shower with sliding doors, a hand wash basin with a stainless mixer tap and a mirror with lighting above, an electric heated towel rail, a low level W/C, ceiling spotlights and an extractor fan.

Bedroom one

24'7" x 11'5"

An expansive, front aspect double bedroom with ample space for multiple freestanding units, a door opens into the en-suite, a door opens into a large walk in wardrobe, two double glazed sash windows overlook Weymouth Marina.

En-suite

7'6" x 6'10"

An immaculately presented, fully tiled shower room with a walk in shower including both handheld and rainfall attachments, a mirror with lighting above the hand wash basin which includes incorporated storage and a stainless mixer tap, a heated towel rail, a low level W/C.

Bedroom two

20'0" x 9'2"

Another spacious double bedroom with a double glazed sash window looking onto Weymouth Marina and ample space for free standing units.

Residents lounge & building amenities

Located on the first floor, a spacious and beautifully presented residents lounge provides an excellent social and relaxation space with ample seating, a kitchen area and double doors opening onto the residents balcony which enjoys outlook onto Weymouth Marina.

Located within the centre of Harbour Lights an excellently maintained residents courtyard garden provides a pleasant outdoor area, with seating and mature shrubbery adorning the space. The gardens are accessed via doors leading from the communal hallways.

A residents laundry room is available.

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Local Authority
Council Tax Band **E**
EPC Rating



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