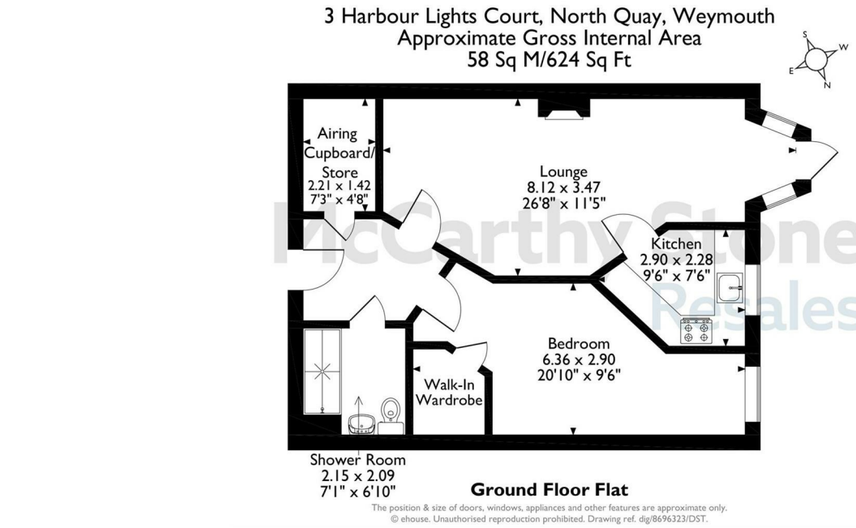
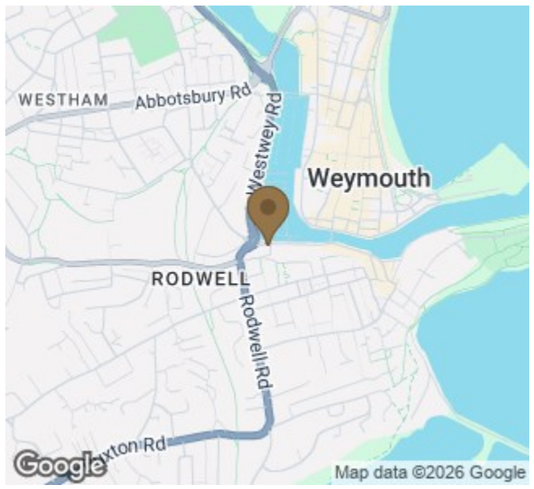
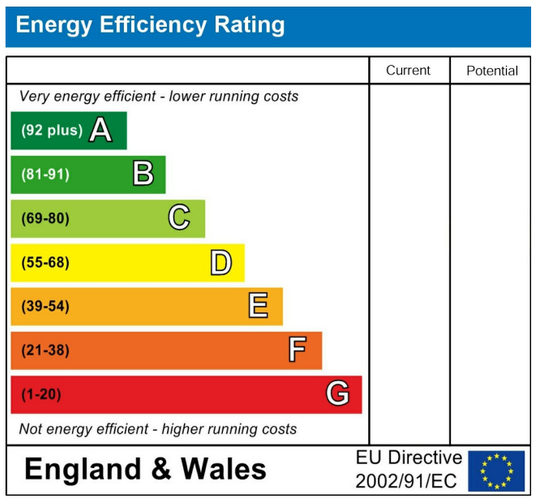
Excellent

Trustpilot

McCarthy & Stone
Resales.







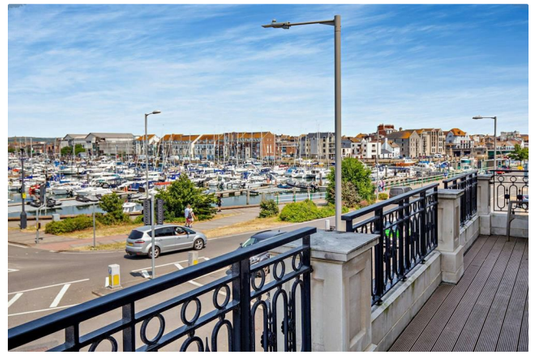
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Registered in England and Wales No. 10716544

The Property Ombudsman







3 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 3 Harbour Lights Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £165,000
Leasehold

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

Why you'll love living here:

- Ground Floor Apartment With Harbour Views
- Direct Access From Living Room On To Patio Area
- Well Equipped Kitchen With Integrated Appliances
- Double Bedroom With Walk In Wardrobe
- Stylish Shower Room With Walk In Shower
- Landscaped Communal Gardens & Terrace With Harbour Views
- Guest Suite Available For Visiting Friends & Family
- Homeowners Lounge With Balcony Overlooking The Harbour
- House Manager Looks After Day to Day Running Of The Development
- 24 Hour Care Line & Secure Entry System

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

3 Harbour Lights Court, Weymouth

1 | 1 | Asking price £165,000

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, 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.

3 Harbour Lights Court
Positioned on the ground floor of Harbour Lights Court, this attractive one-bedroom retirement apartment enjoys lovely views towards the harbour and offers comfortable, well-proportioned accommodation. The spacious living room provides a welcoming space to relax and entertain, with patio doors opening directly onto a private patio area, creating a lovely connection between indoor and outdoor living. The modern kitchen is well equipped with a host of integrated appliances, combining style and practicality.

Accessed from the entrance hall, the generous double bedroom benefits from a useful walk-in wardrobe, providing excellent storage, while the contemporary bathroom features a convenient walk-in shower. Ideally situated close to both the main entrance and the lift, the apartment enjoys an easily accessible position, with the development's facilities and communal areas conveniently within reach.

Parking
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for 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 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.

Lifestyle Services
Lifestyle Services at our 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 that can assist with service charges or living costs.

• 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.













