



Instinct Guides You



Commercial Road, Weymouth £130,000

- No Onward Chain
- One Spacious Bedroom
- Private Balcony
- Well Proportioned Lounge/Diner
- Generous Residents Lounge
- Lift To All Floors
- Close To Town Centre, Doctors Surgery & Bus Links
- House Manager & Careline System



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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A spacious first-floor, one double bedroom apartment with a private balcony enjoying beautiful views over the Swannery, set within the highly sought-after gated retirement development of Swannery Court. Ideally positioned close to the Town Centre, Marina and Esplanade, the property is offered with no onward chain.

The accommodation includes an entrance hallway, a generous lounge/diner with access to the balcony, a fitted kitchen, a double bedroom with built-in storage, and a modern bathroom.

Swannery Court is a well-regarded retirement complex located on the edge of Weymouth Town Centre, just a five-minute level stroll from Weymouth's award-winning beach. The development features a lift to all floors and comprises 69 thoughtfully designed apartments, each offering ease of mobility, ample storage, and comfortable living space. A resident manager is on site five days a week, supported by a 24/7 Careline system for added peace of mind.

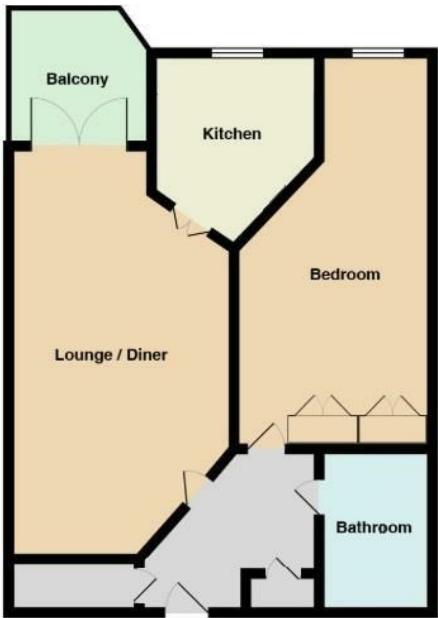
Communal facilities include an inviting residents' lounge with seating, balcony and kitchenette, a laundry room, and attractive gardens. A varied programme of social activities is available, including bingo, film evenings, musical events, lunches, dominoes, bowling, coffee mornings, keep-fit sessions and quiz nights, all organised by the residents.

New occupants must be aged 55 or over.

- Lounge/Diner 19'6" max x 10'8" max (5.95 max x 3.27 max)
- Bedroom 17'3" max + wardrobe x 9'1" max (5.28 max + wardrobe x 2.78 max)
- Kitchen 7'7" max x 7'1" max (2.32 max x 2.18 max)
- Bathroom 6'10" x 5'6" (2.09 x 1.70)
- Balcony 6'3" max x 5'7" max (1.93 max x 1.71 max)

Lease & Maintenance Information
The vendor informs us that there is a 125 year lease which commenced in 2001, the service charge is approximately £2939.92 per annum, the ground rent is £774.38 p/a, reviewed every year, pets are permitted but not to be replaced and letting is allowed.

We recommend these details are checked by a solicitor before incurring any costs.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.